

PB# 97-11

SHANNON ACRES SD

65-1-16.2 & 32

97 - 11 SHANNON ACRES SUB.
DEAN HILL RD. - 110 LOTS

Maps - in
DC Safe
Xerox Cabinets

Approved

10/29/99

PB # 97-11

Shannon
Acres

* See Additional
Maps *

Wilson-Jones • Carbonless • S1844-WC1 Duplicate • S1844-WC1 Triplate
 MADE IN U.S.A.
 © Wilson-Jones, 1989

DATE 3/20/97 RECEIPT NUMBER 97-11
 RECEIVED FROM D. G. Group I, L.L.C.
 Address 5 Scamac Rd. North Haven, NJ 07508
Eight Thousand Five Hundred Fifty ⁰⁰/₁₀₀ DOLLARS \$8550.00
 FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	8550 00	CASH	
AMOUNT PAID	8550 00	CHECK	#1087
BALANCE DUE	-0-	MONEY ORDER	

BY [Signature]
Myra Mason, Secretary

TOWN OF NEW WINDSOR **General Receipt** 16205
 555 Union Avenue
 New Windsor, NY 12553

Received from D. G. Group I, L.L.C. March 21 1997 \$100.00
One Hundred ⁰⁰/₁₀₀ DOLLARS
 For P.B. # 97-11

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1088		100.00

By Dorothy H. Hanson
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson-Jones • Carbonless • S1884-NCF Duplicate • S1879-NC1 Triplate
 © Wilson-Jones, 1989

DATE November 1, 1997 RECEIPT 082229
 RECEIVED FROM Jacobowitz & Subits LLP
 Address Two thousand One Hundred Twenty ⁰⁰/₁₀₀ DOLLARS \$2,100.00
 FOR Planning Board Approval Fee #97-11

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	203157.73
AMOUNT PAID		CHECK	2100 00
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Dorothy H. Hanson

Map Number 242-99 City 1
Section 05 Block 1 Lot 10.2 Town 1
35.22 Village 1 New Windsor

Title: Shadron Acres To Be Known
As Forest Glen

Dated: 9-21-99 Revised Filed 11-1-99

Approved by James Pedro, Jr
on 10-29-99

Record Owner Hudson Valley Develop-
ment.

DONNA L. BENSON
Orange County Clerk

(18 sheets)



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

27 October 2005

Mr. Dan V. Gueron
Applied Building Development of New York
106 Winding Brook Court
New Windsor, NY 12553

**SUBJECT: FOREST GLEN (f/k/a SHANNON ACRES) MAJOR SUBDIVISION – PHASE 2
STATUS OF PROJECT FOR DEDICATION OF PUBLIC IMPROVEMENTS
NEW WINDSOR P.B. FILE NO. 97-11**

Dear Dan:

Our office has been asked to make an evaluation in connection with the status of the subject project with regard to the request that the Town Board accept the public improvements for dedication at an upcoming board meeting. Toward this goal, we have reviewed the status of the work with representatives of our office and Town departments, as applicable. The roadways involved in this dedication are the entirety of Rolling Ridge, Forest Glen (Rolling Ridge to Summit Woods), and the entirety of Verde Vista.

Please note the following status as reflected in our files:

- **Public Improvements** – the roadway, drainage, sewer and water public improvements have been completed and it is our opinion they are in general conformance with the approved plans. The only item that is pending final verification is the completion of the stormwater detention facilities (both phases), which have not yet had as-builts submitted to verify proper completion.
- **As-Built Plans** – Phase II dedication as-builts prepared by William B Hildreth Land Surveying, P.C. (dated 9-6-05) have been submitted to the Town/Village and have been reviewed by our office. The as-builts also include right-of-way monumentation, installed in accordance with our recommendations. These as-builts are complete. A total of six (6) additional prints and two (2) mylars of the as-builts (stamped and signed by the surveyor) should be submitted as soon as possible.

We are still awaiting completed as-builts of the stormwater facilities.

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- **Maintenance Bond** – The original public improvement bond amount for the project work (total both phases) was established as \$3,640,330. Subsequently, the amount assigned to Phase 2 was determined as \$2,025,220. Based on same, the maintenance bond amount would be \$ 202,522. (10% of original PI bond). This bond must be submitted to the Attorney for the Town, in an acceptable form.
- **Offers of Dedication** – Our office has reviewed metes and bounds descriptions for the roadway dedications, including any easements or dedications for municipal utilities and/or stormwater improvements. Corrections were required on pages 2 and 6 of the descriptions, and we have received corrected copies. These are now acceptable. We are forwarding corrected descriptions to the Attorney for the Town with copy of this letter. That office will comment on the acceptability of the form of the Offers of Dedication.
- **Title Insurance Policy** – We are not aware of the status of this item. Contact office of the Attorney for the Town.
- **Acceptance of Dedication – Town Highway Superintendent** – We are not aware of the status of this item. Contact office of the Attorney for the Town.

Some items remain outstanding as noted above. Please contact the Attorney for the Town to coordinate the date of the board meeting at which the offer of dedication will be considered by the Town Board, and whether an acceptance conditional on receipt of the outstanding items will be considered.

If you have any questions regarding the above, please do not hesitate to contact us at your convenience.

Very truly yours,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.



Mark J. Edsall, P.E., P.P.
Engineer for the Town

cc: George J. Meyers, Town Supervisor (via fax)
Henry Kroll, Town Highway Superintendent (via fax)
Philip Crotty, Esq., Attorney for the Town (with descriptions)
Richard D. McGoe, P.E., Engineer for the Town (via fax)

William B. Hildreth
Land Surveying, P.C.

407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, NEW YORK 12550
TEL: (845) 566-6650

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

9 October 2003

DESCRIPTIONS FOR DEDICATION TO THE TOWN OF NEW WINDSOR IN
THE FOREST GLEN SUBDIVISION

CERTIFIED TO:

Town of New Windsor
Applied Building Development of New York NWTIC
First American Title Insurance Company of New York



William B. Hildreth, L.S.



11/25/03 Meeting: Claire, Phil
Mark, Myers
all of Summit Woods - Taking all of
Verde Vista + Rolling Ridge - Not Now
Forest Glen from Summit Woods to Dean Hill
Pine View - all off

OFFER OF DEDICATION

WHEREAS, Applied Building Development of New York, NWTIC, a tenancy in common of Applied Building Development of NY, Inc. and Windsor Karney Development, Inc., with an address at 1001 Forest Glen, New Windsor, Orange County, New York 12553, is the owner of certain lands in the Town of New Windsor, County of Orange, State of New York, appearing on the tax maps of the Town of New Windsor, bounded and described in Schedule A attached hereto and made a part hereof.

NOW, THEREFORE, IN CONSIDERATION OF ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration, and as a condition of the approval by the Planning Board of the Town of New Windsor, Applied Building Development of NY, NWTIC does hereby grant and release to the Town of New Windsor, a municipal corporation with offices for the transaction of business at 555 Union Avenue, New Windsor, New York, County of Orange, State of New York, its successors and assigns forever the following:

1. Applied Building Development of New York, NWTIC does hereby irrevocably offer for dedication to the Town of New Windsor the premises described in Schedule A annexed hereto for street purposes.

2. Applied Building Development of New York, NWTIC does hereby irrevocably offer to the Town of New Windsor a grant of easements for the purpose of constructing, maintaining, repairing or replacing sewer and water quality basin improvements installed within the easement areas by Applied Building Development of New York, NWTIC, all as indicated on Schedule "B" annexed hereto.

Description for
Applied Building Development of New York NWTIC
Lands to be Dedicated to
Town of New Windsor
in the Forest Glen Subdivision
Town of New Windsor, Orange County, New York

All those certain pieces or parcels of land, comprised of Roads and Easements as laid out on a map entitled "Major Subdivision for Shannon Acres to be known as Forest Glen", said map having been filed in the Orange County Clerk's Office on 1 November 1999 as Map No. 242-99, being more particularly described as follows:

SUMMIT WOODS: ENTIRE ROAD

BEGINNING at a point in the westerly line of Riley Road, where said line is intersected by the southerly line of Summit Woods, running thence, along the southerly line of Summit Woods, the following courses:

1. S 72°13'43" W 163.28' to a point of curvature;
2. On a curve to the left having a radius of 100.00' a distance of 60.41' to a point of tangency;
3. S 37°37'04" W 237.72' to a point of curvature;
4. On a curve to the right having a radius of 125.00' a distance of 65.56' to a point of tangency;
5. S 67°40'00" W 1100.23' to a point of curvature;
6. On a curve to the left having a radius of 75.00' a distance of 15.93' to a point of tangency;
7. S 55°29'36" W 314.17' to a point of curvature;
8. On a curve to the left having a radius of 25.00' a distance of 39.27' to a point in the easterly line of Forest Glen;
9. Along said line, N 34°30'24" W 100.00' to a point of intersection with the northerly line of Summit Woods, thence, along the northerly line of Summit Woods, the following courses;
10. On a curve to the left having a radius of 25.00' a distance of 39.27' to a point of tangency;
11. N 55°29'36" E 314.17' to a point of curvature;

12. On a curve to the right having a radius of 125.00' a distance of 26.56' to a point of tangency;
13. N 67°40'00" E 1100.23' to a point of curvature;
14. On a curve to the left having a radius of 75.00' a distance of 39.33' to a point of tangency;
15. N 37°27'04" E 284.45' to a point;
16. N 72°13'43" E 213.30' to a point in the westerly line of Riley Road;
17. Along said line, S 14°00'43" E 50.11' to the point or place of BEGINNING.

ROLLING RIDGE: PHASE I PORTION ONLY

BEGINNING at a point in the easterly line of Rolling Ridge, where said line is intersected by the northerly line of Lot No. 21, running thence, the following courses:

1. Along the easterly line of Rolling Ridge, S 21°44'05" E 172.52' to a point of curvature;
2. On a curve to the left having a radius of 25.00' a distance of 39.53' to a point of intersection with the northerly line of Summit Woods;
3. Along said line, S 67°40'00" W 100.00' to a point in the westerly line of Rolling Ridge;
4. Along said line, on a curve to the left having a radius of 25.00' a distance of 39.01' to a point of tangency;
5. N 21°44'05" W 155.85' to a point of intersection with the northerly line of Lot No. 87;
6. Crossing Rolling Ridge, N 48°45'31" E 53.04' to the point or place of BEGINNING.

VERDE VISTA: PHASE I PORTION ONLY

BEGINNING at a point in the easterly line of Verde Vista, where said line is intersected by the northerly line of Lot No. 89, running thence, the following courses:

1. Along the easterly line of Verde Vista, on a curve to the right having a radius of 100.00' a distance of 10.03' to a point of tangency;
2. S 22°20'00" E 142.43' to a point of curvature;

3. On a curve to the left having a radius of 25.00' a distance of 39.27' to a point of intersection with the northerly line of Summit Woods;
4. Along said line, S 67°40'00" W 100.00' to a point of intersection with the westerly line of Verde Vista;
5. Along said line, on a curve to the left having a radius of 25.00' a distance of 39.27' to a point of tangency;
6. N 22°20'00" W 120.00' to a point of intersection with the northerly line of Lot No. 97;
7. Crossing Verde Vista, N 34°25'27" E 59.18' to the point or place of BEGINNING.

FOREST GLEN: PHASE I PORTION ONLY

BEGINNING at a point in the northerly line of Dean Hill Road, where said line is intersected by the westerly line of Forest Glen, running thence along the westerly line of Forest Glen, the following courses:

1. N 23°59'04" E 325.28' to a point of curvature;
2. On a curve to the left having a radius of 100.00' a distance of 38.02' to a point of tangency;
3. N 2°12'05" E 271.03' to a point of curvature;
4. On a curve to the left having a radius of 100.00' a distance of 64.07' to a point of tangency;
5. N 34°30'24" W 334.30' to a point of curvature;
6. On a curve to the right having a radius of 150.00' a distance of 96.46' to a point of tangency;
7. N 2°20'21" W 166.94' to a point;
8. Crossing Forest Glen, S 87°39'39" E 50.00' to a point of intersection with the northerly line of Lot No. 98 and the easterly line of Forest Glen, running thence along the easterly line of Forest Glen, the following courses;
9. S 2°20'21" W 169.94' to a point of curvature;
10. On a curve to the left having a radius of 100.00' a distance of 64.31' to a point of tangency;
11. S 34°30'24" E 334.30' to a point of curvature;

12. On a curve to the right having a radius of 150.00' a distance of 80.08' to a point of tangency;
13. S 2°12'05" W 287.03' to a point of curvature;
14. On a curve to the right having a radius of 150.00' a distance of 57.03' to a point of tangency;
15. S 23°59'04" W 311.60' to a point in the northerly line of Dean Hill Road;
16. Along said line, N 81°18'53" W 51.84' to the point or place of BEGINNING.

PINE VIEW : ENTIRE ROAD

BEGINNING at a point in the northerly line of Dean Hill Road, where said line is intersected by the westerly line of Pine View, running thence along the westerly line of Pine View, the following courses:

1. N 23°59'04" E 312.22' to a point of curvature;
2. On a curve to the left having a radius of 200.00' a distance of 282.88' to a point of tangency;
3. N 57°03'15" W 104.07' to a point of curvature;
4. On a curve to the left having a radius of 175.00' a distance of 93.90' to a point of tangency;
5. N 87°47'55" W 178.42' to a point of curvature;
6. On a curve to the left having a radius of 25.00' a distance of 39.27' to a point of intersection with the easterly line of Forest Glen;
7. Along said line, N 2°12'05" E 97.34' to a point, running thence along the northerly and easterly line of Pine View, the following courses:
8. On a curve to the left having a radius of 25.00' a distance of 36.60' to a point of tangency;
9. S 87°47'55" E 179.41' to a point of curvature;
10. On a curve to the right having a radius of 225.00' a distance of 120.73' to a point of tangency;
11. S 57°03'15" E 104.07' to a point of curvature;

12. On a curve to the right having a radius of 250.00' a distance of 353.60' to a point of tangency;
13. S 23°59'04" W 303.90' to a point in the northerly line of Dean Hill Road;
14. Along said line, N 75°27'34" W 50.69' to the point or place of BEGINNING.

DRAINAGE EASEMENT Through Lots No. 22, 23, 24 and 25

BEGINNING at a point in the northerly line of Summit Woods, where said line is intersected by the rear line of Lot No. 25, running thence, the following courses:

1. Along the northerly line of Summit Woods, S 37°37'04" W 17.61' to a point;
2. Running through Lots No. 25, 24, 23 and 22, S 72°13'43" W 582.21' to a point;
3. Still through Lot No. 22, N 17°46'17" W 10.00' to a point;
4. Along the rear of Lots No. 22, 23, 24 and 25, N 72°13'43" E 596.70' to the point or place of BEGINNING.

SEWER AND DRAINAGE EASEMENT Through Lot No. 98

BEGINNING at a point in the easterly line of Forest Glen, where said line is intersected by the northerly line of Lot No. 98, running thence, the following courses:

1. Along the northerly line of Lot No. 98, S 87°39'39" E 35.00' to a point;
2. Still along said line, S 82°49'16" E 210.88' to a point;
3. Along the easterly line of Lot No. 98, S 34°30'24" E 89.99' to a point in the northerly line of Summit Woods;
4. Along said line, S 55°29'36" W 20.00' to a point;
5. Through Lot No. 98, N 34°30'24" W 81.02' to a point;
6. Still through said lot, N 82°49'16" W 201.07' to a point;
7. Still through said lot, N 87°39'39" W 34.15' to a point in the easterly line of Forest Glen;
8. Along said line, N 2°20'21" E 20.00' to the point or place of BEGINNING.

SEWER AND DRAINAGE EASEMENT Through Lots No. 40, 41, 42 and 43

BEGINNING at a point in the northerly line of Pine View, said point being 10.00' as measured along said line in a westerly direction from its intersection with the division line between Lot No. 42 and Lot No. 43, running thence, the following courses:

1. Through Lot No. 42, N 2°12'05" E 206.87' to a point;
2. Still through said lot and continuing through Lot No. 41, N 34°30'24" W 252.38' to a point in the southerly line of Summit Woods;
3. Along said line, N 55°29'36" E 25.00' to a point;
4. Through Lot No. 40 and continuing through Lot No. 43, S 34°30'24" E 260.67', to a point;
5. Still through Lot No. 43, S 2°12'05" W 215.16' to a point in the northerly line of Pine View;
6. Along said line, N 87°47'55" W 25.00' to the point or place of BEGINNING.

DRAINAGE EASEMENT Through Lot No. 61

BEGINNING at a point in the northerly line of Dean Hill Road, where said line is intersected by the westerly line of Lot No. 61, running thence, the following courses:

1. Along thw westerly line of Lot No. 61, N 23°59'04" E 100.44' to a point;
2. Along the northerly line of Lot No. 61, S 66°00'56" E 15.00' to a point;
3. Through Lot No. 61, S 23°59'04" W 101.86' to a point in the northerly line of Dean Hill Road;
4. Along said line, N 60°37'23" W 15.07' to the point or place of BEGINNING.

**DRAINAGE EASEMENT AND WATER QUALITY BASIN
Through Lot No. 26**

BEGINNING at a point in the westerly line of Riley Road, where said line is intersected by the southerly line of Lot No. 26, running thence, the following courses:

1. Along the southerly line of Lot No. 26, S 76°57'12" W 144.18' to a point;
2. Still along said line, S 78°24'40" W 57.21' to a point;
3. Along the westerly line of Lot No. 26, N 52°22'56" W 117.31' to a point in the southerly line of Summit Woods;
4. Along said line, N 37°37'04" E 15.00' to a point;
5. Through Lot No. 26, S 52°22'56" E 110.40' (F.M.=110.30') to a point;
6. Still through said lot, N 78°24'40" E 44.03' to a point;
7. Still through said lot, N 7°56'47" E 133.34' to a point;
8. Still through said lot, N 72°13'43" E 75.16' to a point;
9. Still through said lot, S 5°43'50" W 44.41' to a point;
10. Still through said lot, S 14°00'43" E 72.00' to a point;
11. Still through said lot, N 87°17'53" E 40.79' to a point in the westerly line of Riley Road;
12. Along said line, S 14°00'43" E 24.51' (F.M.=24.48'), to the point or place of BEGINNING.

Differences between distances described and those found on the filed map are due to typographical errors that appear on said map.

SEWER AND DRAINAGE EASEMENT AND WATER QUALITY BASIN
Through Lots No. 47, 48, 49 and 50

BEGINNING at a point in the northerly line of Dean Hill Road, where said line is intersected by the easterly line of Lot No. 50, running thence, the following courses:

1. Along the northerly line of Dean Hill Road, N 71°30'45" W 25.00' (F.M.=20.00') to a point;
2. Through Lot NO. 50 and continuing through Lot No. 49, N 18°48'12" E 208.15' (F.M.=207.55') to a point in the division line between Lot No. 48 and Lot No. 49,
3. Along said line, N 66°00'56" W 219.96' (F.M.=224.98') to a point in the easterly line of Pine View;
4. Along said line, N 23°59'04" E 20.00' to a point;
5. Through Lot No. 48, S 66°00'56" E 203.08' to a point;
6. Still through said lot, N 18°48'12" E 133.68' to a point in the division line between Lot No. 47 and Lot No. 48;
7. Along said line, N 77°35'24" W 50.31' to a point;
8. Through Lot No. 47, N 11°59'23" W 35.16' to a point;
9. Still through said lot, N 14°31'39" E 53.65' to a point;
10. Still through said lot, N 31°27'03" E 50.00' to a point;
11. Still through said lot, N 48°11'55" E 55.00' to a point in the easterly line of Lot No. 47;
12. Along said line, S 41°48'20" E 85.00' to a point;
13. Still along said line and continuing along the easterly line of Lots No. 48, 49 and 50, S 18°48'12" W 496.24' to the point or place of BEGINNING.

Differences between distances described and those found on the filed map resulted from a widening of the easement due to placement of utilities in the field.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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Writer's e-mail address:
mje@mhepc.com

4 November 2002

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Att: SUPERVISOR GEORGE J. MEYERS and TOWN BOARD MEMBERS

SUBJECT: SHANNON ACRES (AKA FORREST GLEN) MAJOR SUBDIVISION
RECOMMENDATION OF PUBLIC IMPROVEMENT BOND REDUCTION
PLANNING BOARD APPLICATION NO. 97-11

Dear Supervisor Meyers and Town Board Members:

As the Board may recall, on 1 September 1999 I recommended a public improvement bond amount for the subject project totaling \$3,640,330 and the developer subsequently submitted a performance bond in that amount. The bond was reduced to \$1,742,880.00 during October 2001.

The developer has caused additional improvements within the subdivision and is currently requesting a reduction in the bond amount. Greg Shaw, P.E., representing the developer, has submitted an updated estimate. The amount he is now requesting is \$ 356,975. I have reviewed the proposed bond amount and find it consistent with the value of the remaining work, but the bond does not address contingency for damaged items prior to dedication, as-builts, monumentation, etc. I would suggest a 3% amount for this purpose.

Attached please find the most recent estimate prepared. It is my recommendation that the Town Board approve a reduction in the Public Improvement Bond amount and establish a current amount of \$ 466,184 as per the attached (updated) breakdown.

Very truly yours,
McGOEY HAUSER & EDSALL
CONSULTING ENGINEERS, P.C.

Mark J. Edsall, P.E.
Engineer for the Town

Cc: Phil Crotty, Esq., Town Attorney

NW97-11-BondLetter110402.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

October 18, 2002

(FOREST GLEN SUBDIVISION)
(Formerly Shannon Acres Subdivision)

PERFORMANCE GUARANTEE REDUCTION NO. 2

<u>ITEM</u>	<u>AMOUNT</u>	<u>PREV. RED.</u> <u>% COMPLETE</u>	<u>THIS REDUCTION</u>	
			<u>% COMPLETE</u>	<u>AMT. COMPLETED</u>
<u>SITE PREPARATION</u>				
Clear And Grub	\$ 111,800	53 %	100 %	\$ 111,800
Cut and Fill	\$ 75,570	55 %	100 %	\$ 75,570
Fill Removal	\$ 156,940	55 %	100 %	\$ 156,940
Erosion Control	\$ 235,000	55 %	100 %	\$ 235,000
	<u>\$ 579,310</u>			<u>\$ 579,310</u>
<u>ROADWAY</u>				
New Roadway	\$ 700,000	47 %	80 %	\$ 560,000
Curbs	\$ 305,150	43 %	100 %	\$ 305,150
Guiderail	\$ 39,375	0 %	0 %	\$ 0
Chain Link Fence	\$ 13,825	65 %	65 %	\$ 9,000
Retaining Wall	\$ 343,125	50 %	50 %	\$ 171,550
Signage	\$ 4,000	70 %	70 %	\$ 2,800
	<u>\$ 1,405,475</u>			<u>\$ 1,048,500</u>
<u>WATER DISTRIBUTION SYSTEM</u>				
8-Inch DIP	\$ 172,900	61 %	100 %	\$ 172,900
12-Inch DIP	\$ 236,250	33 %	100 %	\$ 236,250
8-Inch Gate Valve	\$ 9,000	78 %	100 %	\$ 9,000
12-Inch Gate Valve	\$ 12,000	50 %	100 %	\$ 12,000
Fire Hydrants	\$ 32,400	50 %	100 %	\$ 32,400
Services	\$ 66,950	54 %	100 %	\$ 66,950
Air Release Valve	\$ 12,000	75 %	100 %	\$ 12,000
Taps	\$ 2,500	0 %	100 %	\$ 2,500
Connect To Exist Water Main	\$ 3,000	100 %	100 %	\$ 3,000
	<u>\$ 547,000</u>			<u>\$ 547,000</u>
<u>SEWERAGE</u>				
Pre-Cast Sanitary MH	\$ 75,000	54 %	100 %	\$ 75,000
8-Inch PVC Gravity Line	\$ 363,405	50 %	100 %	\$ 363,405
Services	\$ 61,800	54 %	100 %	\$ 61,800
Doghouse MH	\$ 6,000	50 %	100 %	\$ 6,000
	<u>\$ 506,205</u>			<u>\$ 506,205</u>

(FOREST GLEN SUBDIVISION)
(Formerly Shannon Acres Subdivision)

PERFORMANCE GUARANTEE REDUCTION NO. 2

<u>ITEM</u>	<u>AMOUNT</u>	<u>PREV. RED.</u> <u>% COMPLETE</u>	<u>THIS REDUCTION</u> <u>% COMPLETE</u>	<u>AMT. COMPLETED</u>
<u>DRAINAGE</u>				
Catch Basins	\$ 105,300	63 %	100 %	\$ 105,300
15-Inch HDPE	\$ 125,490	40 %	100 %	\$ 125,490
18-Inch HDPE	\$ 106,330	70 %	100 %	\$ 106,330
24-Inch HDPE	\$ 74,000	100 %	100 %	\$ 74,000
30-Inch HDPE	\$ 40,410	100 %	100 %	\$ 40,410
36-Inch HDPE	\$ 52,635	100 %	100 %	\$ 52,635
Drainage Manholes	\$ 18,000	100 %	100 %	\$ 18,000
Headwall	\$ 40,000	50 %	100 %	\$ 40,000
Replace Exist 30-Inch Pipe	\$ 6,375	100 %	100 %	\$ 6,375
Connect To Exist CB	\$ 2,000	50 %	100 %	\$ 2,000
Connect To Exist Pipe	\$ 3,000	50 %	100 %	\$ 3,000
Rip Rap	\$ 18,800	60 %	100 %	\$ 18,800
	\$ 592,340			\$ 592,340
 <u>MISCELLANEOUS</u>				
Maintenance of Traffic	\$ 10,000	50 %	100 %	\$ 10,000
 PERF. GUARANTEE AMT.	 \$ 3,640,330		 WORK COMPLETED	 \$ 3,283,355

PERFORMANCE GUARANTEE AMOUNT.	\$ 3,640,330
LESS WORK COMPLETED	<u>\$ 3,283,355</u>
 NEW BOND AMOUNT	 \$ 356,975

TWB 11/3/99

(15)

Q

**RE: R&F – PERFORMANCE BOND FROM APPLIED BUILDING DEVELOPMENT
TO TNW-SHANNON ACRES SUBDIVISION-Bond #0281533
AMOUNT - \$3,640,330.**

**Hearing no objection, the Town Board of the Town of New Windsor receive and
file with respect to **Shannon Acres Subdivision**, Performance Bond #021533
dated November 1, 1999 in the amount of \$3,640,330 from Applied Building
Development of N.W.T.I.C. to TNW.**

Town Board Agenda: 11/03/99.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/09/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/1997	REC. CK. #1087	PAID		8550.00	
03/26/1997	P.B. ATTY. FEE	CHG	35.00		
03/26/1997	P.B. MINUTES	CHG	36.00		
09/24/1997	P.B. ATTY. FEE	CHG	35.00		
09/24/1997	P.B. MINUTES	CHG	45.00		
11/12/1997	P.B. ATTY. FEE	CHG	35.00		
11/12/1997	P.B. MINUTES	CHG	27.00		
12/10/1997	P.B. ATTY. FEE	CHG	35.00		
12/10/1997	P.B. MINUTES	CHG	27.00		
07/14/1999	P.B. ATTY FEE	CHG	35.00		
07/14/1999	P.B. MINUTES	CHG	36.00		
11/09/1999	P.B. ENG. FEE	CHG	6426.50		
11/09/1999	RET. TO APPLICANT	CHG	1777.50		
		TOTAL:	8550.00	8550.00	0.00

L.R. 11/9/99

cc: M. Mason TPB
M. Babcock

30

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

Shannon Acres

TO: Hudson Valley Development
8 Sylvan Way
Parsippany, NJ 07054

The Orange County Department of Health certifies that a realty subdivision map entitled Shannon Acres, dated October 17, 1997, latest revision September 21, 1999, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 79.4 acres Number of lots: 101

Water supply: Municipal - T. New Windsor Cons. W.D.

Sewage disposal: Municipal - T. New Windsor

The owner intends to build on all lots.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.
5. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.

6. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

September 28, 1999
Date



M.J. Schleifer, P.E.
Assistant Commissioner

JACOBOWITZ AND GUBITS, LLP

GERALD N. JACOBOWITZ
DAVID B. GUBITS
JOHN H. THOMAS JR.
GERALD A. LENNON
PETER R. ERIKSEN
HOWARD PROTTER
DONALD G. NICHOL
LARRY WOLINSKY
ROBERT E. DINARDO
J. BENJAMIN GAILEY
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COUNSELORS AT LAW

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MICHAEL L. CAREY
ANNA L. GEORGIU
GAIL GEISINGER KULAK

LINDA F. MADOFF
Of Counsel

October 29, 1999

Mr. Mark Edsall
Town Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

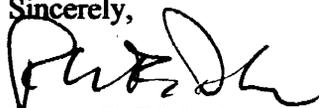
RE: Shannon Acres Subdivision
Our File No. 1733-47

Dear Mark:

This will confirm our telephone conversation of October 27th. Apparently, our Public Improvement Performance Bond estimate failed to include the cost of off site improvements relative to straightening out Dean Hill Road. Of course, the obligation to complete those improvements are included in the various subdivision maps and the developer's obligation to complete these off site improvements is well documented during the course of the subdivision processing.

However, to avoid any potential misunderstanding, this letter will confirm that the developer is responsible to complete the off site public improvements in Dean Hill Road and that the Performance Bond which has or will be posted by the developer serves as security for the obligation of the developer to complete these improvements. I have had a representative of the present owner, Hudson Valley Development Group of New Windsor, L.P., and representative of the purchaser of the development, Applied Building Development of New York, J. V., countersign a copy of this letter indicating their acknowledgment of and agreement to its contents.

Sincerely,


Robert E. DiNardo

RECEIVED NOV - 2 1999

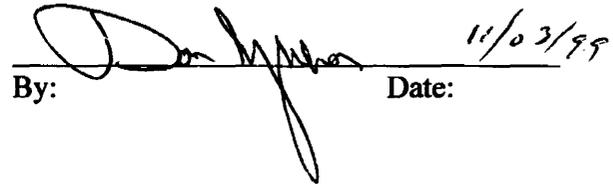
Agreed to:

HUDSON VALLEY DEVELOPMENT
GROUP OF NEW WINDSOR, L.P.

By:  Date: 11/3/99

Agreed to:

APPLIED BUILDING DEVELOPMENT
OF NEW YORK, J.V.

By:  Date: 11/03/99

RED/mv

cc: Steven Tarshis, Esq.
Angelo J. Danza

AS OF: 11/09/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 97-11

FOR WORK DONE PRIOR TO: 11/09/99

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		BALANCE
									EXP	BILLED	
97-11	159728	09/16/99			BILL 95-865					-690.00	
										-690.00	
97-11	162693	10/05/99	TIME	MJE	MC SHANNON ACRES S/D	75.00	0.40	30.00			
97-11	162708	10/07/99	TIME	MJE	MC SHANNON ACRES S/D	75.00	0.20	15.00			
97-11	163036	10/15/99	TIME	MJE	MC SHANNON IC/DINARDO	75.00	0.40	30.00			
97-11	164818	10/26/99	TIME	MJE	MC SHANNON S/D	75.00	0.40	30.00			
97-11	164819	10/26/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	164820	10/27/99	TIME	MJE	MC S/FNL PLN RVW/GISQUI	75.00	2.00	150.00			
97-11	164822	10/28/99	TIME	MJE	MC SHANN/D HILL DINAR IC	75.00	0.40	30.00			
								307.50			
97-11	162802	10/14/99			BILL 99-981					-171.50	
										171.50	
TASK TOTAL								6426.50	0.00	-6164.00	262.50
GRAND TOTAL								6426.50	0.00	-6164.00	262.50

AS OF: 11/09/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB: E7 56

NEW WINDSOR PLANNING BOARD (Chargeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97 11

FOR WORK DONE PRIOR TO: 11/09/99

TASK-NO	REC	DATE	TRAN	TIME	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	DOLLARS BILLED	BA. AMT
97-11	148838	05/11/99	TIME	MJE	MC SPS 12 MTG RE SHANN	75.00	1.00	75.00			
97-11	148970	05/11/99	TIME	RDM	MR SHANN/SWAGL FLOWS	75.00	1.00	75.00			
97-11	149267	05/18/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
									839.00		
97-11	148922	05/18/99			BILL 95-508					501.50	
										501.50	
97-11	150618	06/01/99	TIME	MJE	MC SHANNON W/SUPERVISOR	75.00	0.30	22.50			
97-11	152654	06/15/99	TIME	MJE	WS SHANNON ACRES S/D	75.00	0.40	30.00			
97-11	152650	06/17/99	TIME	MJE	WS SHANNON W/CROTTY	75.00	0.40	30.00			
97-11	152710	06/24/99	TIME	MJE	MC SHANNON SUB W/TDM	75.00	0.20	15.00			
									97.50		
97-11	151034	06/14/99			BILL 95-615					337.50	
										337.50	
97-11	154154	07/07/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.40	30.00			
97-11	154164	07/09/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.50	37.50			
97-11	155675	07/12/99	TIME	MJE	MC SHANNON CONF CALL	75.00	0.60	45.00			
97-11	155680	07/12/99	TIME	MJE	MC SHANNON W/SUPERVISOR	75.00	0.30	22.50			
97-11	154554	07/13/99	TIME	MJE	CL SHANNON ACRES TRC	28.00	0.50	14.00			
97-11	155686	07/13/99	TIME	MJE	MC SHANNON MAJOR SUBD	75.00	0.80	60.00			
97-11	154910	07/14/99	TIME	MJE	MM COND SUB APPL	75.00	0.10	7.50			
97-11	155976	08/04/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	155993	08/12/99	TIME	MJE	MC TC/LM DINARDO SHANN	75.00	0.30	22.50			
97-11	158279	08/26/99	TIME	MJE	MC SHANNON SUB W/CROTTY	75.00	0.40	30.00			
97-11	159411	08/30/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.40	30.00			
97-11	159270	08/31/99	TIME	RR	PA SA/BOND COST EST RVW	50.00	5.00	250.00			
97-11	159409	08/31/99	TIME	MJE	MC SHANNON FT BOND USE	75.00	1.50	112.50			
97-11	159410	08/31/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
									706.50		
97-11	156643	08/11/99			BILL 99-775					-366.50	
										-366.50	
97-11	159222	09/01/99	TIME	RR	PA SA/BOND COST EST RVW	50.00	4.00	200.00			
97-11	159676	09/01/99	TIME	MJE	MC SHANNON LTR TOWN BRD	75.00	0.40	30.00			
97-11	159664	09/02/99	TIME	SAS	CL LTR: SHANNON ACRES	28.00	0.50	14.00			
97-11	160049	09/02/99	TIME	RDM	MR SA/PERF BOND	75.00	0.50	37.50			
97-11	159984	09/09/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	161573	09/21/99	TIME	MJE	MC TCS/IM SHANNON	75.00	0.30	22.50			
									376.50		

AS OF: 11/09/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 97- 11

FOR WORK DONE PRIOR TO: 11/09/99

TASK NO	REC	--DATE--	TRAN	FMPI	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----	
									EXP.	BILLED
97-11	135780	12/16/98			BILL 98-1260					-607.50
97-11	137083	12/31/98			BILL 99-135 1/15/99					-322.50
										-930.00
97-11	138133	01/05/99	TIME	RJM	MR SHANNON ACRES RVW NY	75.00	1.00	75.00		
97-11	137450	01/07/99	TIME	MJE	MC SHANNON	75.00	0.30	22.50		
97-11	139145	01/07/99	TIME	RDM	MC SHANNON RVW WTR/SWR	75.00	1.50	112.50		
97-11	139152	01/08/99	TIME	RJM	MC SHAN-DISC NYSDEC APP	75.00	0.50	37.50		
97-11	137806	01/12/99	TIME	MJE	MC TC FAROLLI L/M SHANN	75.00	0.20	15.00		
97-11	138050	01/12/99	TIME	RDM	MR SHANNON ACRES PREP R	75.00	1.00	75.00		
97-11	137811	01/13/99	TIME	MJE	MC SHANNON W/DRASTICK	75.00	0.20	15.00		
97-11	139379	01/21/99	TIME	MJE	MC SHANNON TCS RE:MTG	75.00	0.50	37.50		
								390.00		
97-11	140275	01/31/99			BILL 99-215 2/16/99					-390.00
										390.00
97-11	140951	02/03/99	TIME	MJE	MS SHANNON	75.00	0.50	37.50		
97-11	140962	02/04/99	TIME	MJE	MC SHANNON SEQRA	75.00	0.70	52.50		
97-11	140964	02/04/99	TIME	MJE	MC SHANNON SUBD RVW	75.00	0.40	30.00		
97-11	141672	02/17/99	TIME	MJE	MC AZ RL: SHANNON	75.00	0.40	30.00		
97-11	141717	02/18/99	TIME	MJE	MC AZ RE: SHANNON	75.00	0.40	30.00		
97-11	142046	02/26/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.40	30.00		
97-11	142249	03/02/99	TIME	RDM	PA SHAN ACRE RVW P/S	75.00	0.50	37.50		
97-11	145437	03/15/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50		
97-11	145433	03/16/99	TIME	MJE	MC TC/AL Z RE: SHANNON	75.00	0.40	30.00		
								300.00		
97-11	143083	03/15/99			BILL 99-282					247.50
										-247.50
97-11	146171	04/01/99	TIME	MJE	MC SHANNON TC/IM	75.00	0.30	22.50		
97-11	145465	04/14/99	TIME	MJE	MC SHANNON N/G DRG	75.00	0.30	22.50		
97-11	146943	04/14/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50		
97-11	147449	04/21/99	TIME	MJE	MS SHANNON ACRES	75.00	0.30	22.50		
97-11	148076	04/26/99	TIME	MJE	MC SHANNON MISC	75.00	0.30	22.50		
97-11	148031	04/27/99	TIME	MJE	PM SPS 12	75.00	2.00	150.00		
97-11	148105	04/27/99	TIME	RDM	MC SHANNON ACRE SWG SYS	75.00	2.00	150.00		
97-11	154180	04/29/99	TIME	RDM	MC SHANNON/SWG IMP	75.00	1.00	75.00		
97-11	148082	04/30/99	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50		
97-11	148779	05/05/99	TIME	MJE	MC SHANNON W/RDM	75.00	0.30	22.50		
97-11	148759	05/06/99	TIME	MJE	PM SHANNON MTG RE: SPS	75.00	1.30	97.50		
97-11	147856	05/07/99	TIME	SAS	CL SHANNON ACRES MEMO	28.00	0.50	14.00		
97-11	148835	05/10/99	TIME	MJE	MC SHAN/W/III DINARDO	75.00	0.30	22.50		

AS OF: 11/09/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CITY: NEWWIN TOWN OF NEW WINDSOR

TASK: 97-11

FOR WORK DONE PRIOR TO: 11/09/99

										DOLLARS-----		
TASK-NO	RIC	DATE	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
97-11	126352	07/13/98				BILL 98-793 7/15/98					-245.50	
											-245.50	
97-11	127986	08/04/98	TIME	ROM	PM	SHANNON ACRES MTG	75.00	1.00	75.00			
97-11	128028	08/06/98	TIME	MLJ	PM	SHANNON ACRES @T/H	75.00	1.50	112.50			
97-11	128246	08/10/98	TIME	MWW	MR	SHANNON ACRES PRESSU	75.00	0.50	37.50			
97-11	128249	08/11/98	TIME	MWW	MR	SHANNON ACRES PRESSU	75.00	1.00	75.00			
97-11	128941	08/19/98	TIME	MLJ	MR	SHANNON STORMWATER	75.00	0.50	37.50			
									337.50			
97-11	127931	08/10/98				BILL 98 898 8/10/98					555.00	
											-555.00	
97-11	129661	09/01/98	TIME	MJE	MR	SHANNON IC/AZ	75.00	0.30	22.50			
97-11	131879	09/09/98	TIME	PJH	MR	SHANNON ACRES W/ENG	75.00	2.00	150.00			
									172.50			
97-11	129951	09/11/98				BILL 98-1016 9/18/98					-360.00	
											-360.00	
97-11	132455	10/06/98	TIME	MJE	MC	SHANNON TCS QS	75.00	0.20	15.00			
97-11	132470	10/08/98	TIME	MLJ	MC	SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	132581	10/16/98	TIME	SAS	CI	MEMO RE:SHANNON ACRES	28.00	0.50	14.00			
97-11	134242	10/16/98	TIME	PJH	MR	SHANNON ACRES (SUB)	75.00	1.00	75.00			
97-11	132907	10/27/98	TIME	MJE	MC	SHANNON QS	75.00	0.40	30.00			
97-11	135292	11/19/98	TIME	PJH	MR	SHANNON ACRES	75.00	3.00	225.00			
97-11	135430	11/19/98	TIME	MJE	MC	DINARDO-SHANNON	75.00	0.30	22.50			
97-11	135293	11/20/98	TIME	PJH	MR	SHANNON ACRES	75.00	1.00	75.00			
97-11	135446	11/23/98	TIME	PJH	MR	SHANNON ACRES	75.00	2.50	187.50			
									666.50			
97-11	134385	11/18/98				BILL 98 1162					231.50	
											231.50	
97-11	135519	12/01/98	TIME	MLJ	MC	DINARDO-SHANNON	75.00	0.30	22.50			
97-11	135321	12/15/98	TIME	ROM	MC	SHANNON ACRES RVW WT	75.00	2.50	187.50			
97-11	135838	12/17/98	TIME	ROM	MR	SHANNON ACRES RVW SU	75.00	1.00	75.00			
97-11	135552	12/23/98	TIME	MLJ	PA	SHANNON W/ZEPFONI	75.00	0.30	22.50			
97-11	135841	12/23/98	TIME	ROM	MR	SHANNON ACRES DISC S	75.00	0.50	37.50			
									345.00			

AS OF: 11/09/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 97- 11

FOR WORK DONE PRIOR TO: 11/09/99

TASK NO	RLC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP.	BILLED	
97-11	114237	11/06/97	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	114026	11/12/97	TIME	MJK	CL SHANNON ACRES RVW CO	28.00	0.50	14.00			
97-11	114207	11/12/97	TIME	MJL	MC SHANNON SUBD	75.00	0.40	30.00			
97-11	114209	11/13/97	TIME	MJE	MC SHANNON SUBD	75.00	0.40	30.00			
								141.50			
97-11	115410	11/30/97			BILL 97-1147 12/15/97					-272.50	
										-272.50	
97-11	115075	12/05/97	TIME	MJL	MC SHANNON NEIGHBOR CAL	75.00	0.30	22.50			
97-11	115138	12/10/97	TIME	MCK	CL LEAD AGENCY LTR	28.00	0.50	14.00			
97-11	115239	12/10/97	TIME	MJF	MC SHANNON SUBD	75.00	0.70	52.50			
97-11	115139	12/11/97	TIME	MCK	CL LEAD AGENCY LTR	28.00	1.50	42.00			
97-11	117390	01/29/98	TIME	MCK	CL S/LTR TO HUD VAL DIV	28.00	0.50	14.00			
97-11	119400	03/07/98	TIME	MJE	MC SHANNON ACRES	75.00	0.50	37.50			
97-11	119410	03/04/98	TIME	MJE	MC SHANNON ACRES	75.00	0.30	22.50			
97-11	119429	03/05/98	TIME	MJL	MC SHANNON ACRES	75.00	0.50	37.50			
97-11	120700	03/23/98	TIME	MJE	MC SHANNON ACRES IC/DIN	75.00	0.30	22.50			
								265.00			
97-11	120838	03/31/98			BILL 98-449 4/8/98					134.00	
										-134.00	
97-11	121682	04/08/98	TIME	MJF	MC SHANNON IC/WHITE	75.00	0.40	30.00			
97-11	121795	04/24/98	TIME	MJF	MC SHANNON ACRES TC Qs	75.00	0.30	22.50			
97-11	122820	05/08/98	TIME	MJL	MC SHANNON ISSUES DINAR	75.00	0.50	37.50			
97-11	123296	05/18/98	TIME	SAS	CL MEMO PETRE SHANNON A	28.00	0.50	14.00			
97-11	124518	06/11/98	TIME	MJE	MC SHANNON ACRES COORD	75.00	0.40	30.00			
97-11	124623	06/11/98	TIME	MCK	CL MEMO SHANNON ACRES	28.00	0.50	14.00			
97-11	125396	06/23/98	TIME	KS	CL SHANNON ACRES RVW CO	28.00	0.50	14.00			
97-11	125777	06/23/98	TIME	PJH	MR SHANNON ACRES	75.00	0.50	37.50			
97-11	125781	06/24/98	TIME	PJH	MR SHANNON ACRES DRAIN	75.00	2.00	150.00			
								349.50			
97-11	124447	06/15/98			BILL 98-731 6/15/98					134.00	
										134.00	
97-11	127435	07/15/98	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	126862	07/16/98	TIME	RDM	MR SHANNON ACRES RVW PI	75.00	2.50	187.50			
97-11	127939	07/21/98	TIME	RDM	MR SHANNON ACRES WTR/SW	75.00	2.50	187.50			
97-11	127712	07/23/98	TIME	RDM	MC SHANNON ACRES/SWG	75.00	1.50	112.50			
97-11	127654	07/28/98	TIME	MJE	MC SHANNON W/DINARDO	75.00	0.30	22.50			
97-11	127657	07/28/98	TIME	MJE	MC SHANNON W/SHAW	75.00	0.30	22.50			
								555.00			

AS OF: 11/09/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 11

FOR WORK DONE PRIOR TO: 11/09/99

TASK NO	REC	DATE	TRAN	EMPI	ACT	DESCRIPTION	RATE	HRS.	TIME	DOLLARS	
										EXP.	BILLED
97-11	100889	02/05/97	TIME	MJE	WS	HV SUBD	75.00	0.40	30.00		
97-11	100903	02/07/97	TIME	MJE	MC	HV WD10 EVAL	75.00	0.70	52.50		
97-11	100875	02/12/97	TIME	MJE	MC	HV WTR EVAL	75.00	0.50	37.50		
97-11	100878	02/13/97	TIME	MJE	MC	WD10 W/ROM	75.00	0.40	30.00		
97-11	100845	02/20/97	TIME	MJE	WS	HV SUB	75.00	0.40	30.00		
97-11	101164	02/24/97	TIME	MJE	MC	HV DVMT WTR	75.00	0.40	30.00		
97-11	102707	03/19/97	TIME	MJE	WS	HV DUNT	75.00	0.40	30.00		
97-11	102846	03/26/97	TIME	MCK	CL	RVW COMM SHANNON ACR	28.00	0.50	14.00		
97-11	103236	03/26/97	TIME	MJE	MC	SHANNON ACRES	75.00	0.50	37.50		
									291.50		
97-11	103501	03/31/97				BILL 97-334 4/15/97					291.50
											-291.50
97-11	104137	04/16/97	TIME	MJE	WS	SHANNON ACRES SUB	75.00	0.40	30.00		
97-11	104138	04/23/97	TIME	MJE	MC	SHANNON W/APP ATTY	75.00	0.40	30.00		
97-11	105055	05/07/97	TIME	MJE	WS	SHANNON ACRES SUB	75.00	0.50	37.50		
									97.50		
97-11	106102	05/31/97				BILL 97-512 6/16/97					-97.50
											97.50
97-11	106620	06/12/97	TIME	MJE	MC	SHANNON W/CRUTTY	75.00	0.20	15.00		
97-11	106587	06/18/97	TIME	MJE	WS	SHANNON ACRES N/S	75.00	0.40	30.00		
97-11	109498	08/08/97	TIME	MCK	CI	TR SHANNON ACRES	28.00	0.50	14.00		
97-11	110012	08/28/97	TIME	MJE	MC	SHANNON ACRES W/FNR	75.00	0.50	37.50		
									96.50		
97-11	110636	08/31/97				BILL 97-807 9/15/97					96.50
											-96.50
97-11	110935	09/10/97	TIME	MJE	MC	SHANNON W/ATTY	75.00	0.30	22.50		
97-11	111149	09/17/97	TIME	MJE	WS	SHANNON ACRES SUB	75.00	0.40	30.00		
97-11	111297	09/23/97	TIME	MJE	MC	SHANNON ACRES	75.00	1.00	75.00		
97-11	111370	09/24/97	TIME	MCK	CI	SHANNON ACRES COMM N	28.00	0.50	14.00		
									141.50		
97-11	112336	09/30/97				BILL 97-912 10/10/97					-141.50
											141.50
97-11	114220	11/04/97	TIME	MJE	MC	SHANNON ACRES	75.00	0.60	45.00		

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 1500.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 505.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 2120.00

RECREATION FEES:

100 LOTS @ \$ 500.00 PER LOT.....\$ 50,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ See Attached

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ X

2% OF APPROVED COST ESTIMATE\$ _____

97-11

See Plans in vault.

cc: Myra

**RE: R&F – DEVELOPER'S AGREEMENT-APPLIED BUILDING DEVELOPMENT
WITH TNW-SHANNON ACRES SUBDIVISION
AND CERTIFICATE OF RESOLUTIONS**

Hearing no objection, the Town Board of the Town of New Windsor receive and file with respect to **Shannon Acres Subdivision**, Developer's Agreement between Applied Building Development of N.W.T.I.C. with TNW dated October 6, 1999 together with a Certificate of Resolutions of Applied Building Development of New York, Inc.

Town Board Agenda: 11/03/99.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/29/1999	PLANS STAMPED	APPROVED
07/14/1999	P.B. APPEARANCE . NOW 101 LOTS - NO PHASING - DEVELOPMENT AGREEMENT MUST BE . APPROVED BY PHIL & ANDY.	APPR. COND
06/16/1999	WORK SESSION	JULY AGENDA
04/14/1999	PLANNING BOARD DISCUSSION	DECL. NEG DEC.
02/03/1999	WORK SESSION APPEARANCE	DISCUSSED PROGRESS
06/17/1998	WORK SESSION APPEARANCE	DISCUSSION
12/10/1997	P.B. APPEARANCE - PUBLIC HRG	PRELIM. APPROVAL
11/12/1997	P.B. APPEARANCE . NEED FULL E.A.F. - CORRECT DRAINAGE - P.H. 12-10-97	NEED FULL EAF
09/24/1997	P.B. APPEARANCE . NEED SEWER CAPACITY FROM MAJESTIC - WILL FEDERAL WETLANDS BE . DEVELOPED? IF SO NEED APPROVAL FROM CORPS. - NEED FINAL EAF . SUBMITTED - OVERALL PLAN: FINAL APPROVALS WILL BE PHASED	RETURN TO W.S.
09/17/1997	WORK SESSION APPEARANCE	NEXT AGENDA
06/18/1997	WORK SESSION APPEARANCE	NO SHOW
05/07/1997	WORK SESSION APPEARANCE	RETURN TO W.S.
04/16/1997	WORK SESSION APPEARANCE	RETURN
03/26/1997	P.B. APPEARANCE . MEET WITH JIM PULLAR RE: CUL-DE-SAC AND RETURN TO WORK SHOP	CONCEPTUAL APPROVAL
03/19/1997	WORK SESSION APPEARANCE	SUBMIT
02/11/1997	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/1999

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	11/07/1997	MUNICIPAL HIGHWAY	11/13/1997	APPROVED
REV2	11/07/1997	MUNICIPAL WATER . WATER MAINS ARE IN AREA, BUT,	11/12/1997	APPROVED NOT READY FOR USE YET
REV2	11/07/1997	MUNICIPAL SEWER	/ /	
REV2	11/07/1997	MUNICIPAL FIRE	11/12/1997	APPROVED
REV1	09/19/1997	P.B. ENGINEER	11/07/1997	SUPERSEDED BY REV2
ORIG	03/20/1997	MUNICIPAL HIGHWAY	03/21/1997	DISAPPROVED
ORIG	03/20/1997	MUNICIPAL WATER	03/24/1997	APPROVED
ORIG	03/20/1997	MUNICIPAL SEWER	11/07/1997	SUPERSEDED BY REV2
ORIG	03/20/1997	MUNICIPAL FIRE	03/25/1997	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION
APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/20/1997	EAF SUBMITTED . 09/24/97 REQUESTED FULL E.A.F.	03/20/1997	WITH APPLICATION
ORIG	03/20/1997	CIRCULATE TO INVOLVED AGENCIES . MARK TO SEND OUT LEAD AGENCY COORDINATION LETTER	09/24/1997	AUTH. COORD. LETTE
ORIG	03/20/1997	LEAD AGENCY DECLARED	/ /	
ORIG	03/20/1997	DECLARATION (POS/NEG)	04/14/1999	DECL. NEG. DEC.
ORIG	03/20/1997	PUBLIC HEARING . PUBLIC HEARING SCHEDULED FOR	11/12/1997 12/10/97	SCHEDULE P.H.
ORIG	03/20/1997	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 97-11
NAME: SHANNON ACRES SUBDIVISION
APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/01/1999	ESTABLISHED	CHG	3,640,330.00 0.00		
10/27/1999	REC. INSURANCE BOND 02815	PAID		3,640,330.00 0.00	
		TOTAL:	0.00	0.00	0.00

↗
Expires 11/1/2001

INTER-OFFICE CORRESPONDENCE

TO: BUILDING INSPECTOR BABCOCK
ENGINEER EDSALL
AFI MC DONALD
MYRA MASON

FROM: PHIL

SUBJECT: SHANNON ACRES SUBDIVISION

DATE: SEPTEMBER 28, 1999

A Developer's Agreement will be executed shortly between the Developer Applied Building and the Town. The Agreement calls for a first payment of \$37,500 at the execution. A second payment in the amount of \$37,500 is due prior to the issuance of the first building permit.

The \$75,000 is the Developer's contribution for necessary improvements in Sewer District #19.

Please use the new computer system to block the issuance of building permits, until I know we have received the second payment of \$37,500.

 PAC

pac/pab
cc: Supervisor Meyers

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION
APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
10/27/1999	SUB. APPROVAL FEES 101 LO	CHG	2120.00		
10/28/1999	REC. CK. #021593	PAID		2120.00	
		TOTAL:	2120.00	2120.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
OTHER

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/28/1999	1ST PORTION OF DEVELOPER	CHG	37500.00		
10/27/1999	REC. CK. #004995	PAID		37500.00	
10/27/1999	2ND PORTION OF DEVELOPER	CHG	37500.00		
		TOTAL:	75000.00	37500.00	37500.00

[Handwritten Signature]
10/20/99

P.B. #97-11 Developer's Contribution (Part) for S.D. #19



APPLIED BUILDING DEVELOPMENT OF N.Y. JV
330 WEST 58 STREET, SUITE 505
NEW YORK, NEW YORK 10019

Key Bank of New York
Route 32
Vails Gate, NY 12584
Vails Gate Office

302

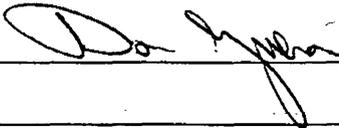
50-693/219

00499

Pay: Thirty-seven thousand five hundred dollars and no cents

DATE	CHECK NO.	AMOUNT
October 8, 1999	4995	\$****37,500.00**

PAY TO THE ORDER OF
Town of New Windsor



⑈004995⑈ ⑆021906934⑆ 323020012056⑈

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/01/1999	4% OF 3,640,330.00 INSP F	CHG	145613.20		
10/27/1999	REC. CK. #004994	PAID		145613.20	
		TOTAL:	145613.20	145613.20	0.00



10/28/99

P.B. # 97-11 Inspection Fee



APPLIED BUILDING DEVELOPMENT OF N.Y. JV
330 WEST 58 STREET, SUITE 505 778-2121 (DiNardo)
NEW YORK, NEW YORK 10019

Key Bank of New York
Route 32
Vails Gate, NY 12584
Vails Gate Office 302
50-693/219

004994

Pay: *****145,613.20****

DATE

CHECK NO.

AMOUNT

October 8, 1999

4994 *****145,613.20****

PAY
TO THE
ORDER
OF

Town of New Windsor

⑈004994⑈ ⑆021906934⑆ 323020012056⑈

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 97-11

NAME: SHANNON ACRES SUBDIVISION

APPLICANT: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
10/27/1999	100 LOTS @ 500.00 EA	CHG	50000.00		
10/27/1999	REC. CK. #005002	PAID		50000.00	
		TOTAL:	50000.00	50000.00	0.00

J. Paris
10/28/99

P.B. # 97-11 Recreation Fees



APPLIED BUILDING DEVELOPMENT OF N.Y. JV
330 WEST 58 STREET, SUITE 505 778-2121 (D. Karlo)
NEW YORK, NEW YORK 10019

Key Bank of New York
Route 32
Vails Gate, NY 12584
Vails Gate Office

005002

302

50-693/219

Pay: Fifty thousand dollars and no cents

DATE

CHECK NO.

AMOUNT

October 19, 1999

5002 \$*****50,000.00**

PAY TO THE ORDER OF
Town of New Windsor

⑈005002⑈ ⑆021906934⑆ 323020012056⑈

**CERTIFICATE OF RESOLUTIONS OF APPLIED
BUILDING DEVELOPMENT OF NEW YORK, INC.**

The undersigned being the Secretary of Applied Building Development of New York, Inc., does hereby certify that the following resolutions were duly adopted at a meeting of the Shareholders and Directors of said corporation held on October 19, 1999, and that said resolutions have not been amended, modified and remain in full force and effect as of the date of this certification:

RESOLVED, that the officers of this corporation are hereby authorized and directed to enter into a tenancy in common with Windsor Karney Development, Inc., ("Tenancy in Common") for the acquisition of certain real estate under a contract between Hudson Valley Development of New Windsor, L.P., and Applied Building Development of New York, J.V., ("Contract"), and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to enter into an agreement as Assignee of Applied Building Development of New York, J.V., under which the Tenancy in Common shall obtain the rights and assume the obligations of Applied Building Development of New York, J.V., under the Contract, and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to enter into such agreements with the applicable municipal authorities for purposes of obtaining the subdivision approval of the real property under said Contract, and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to execute such agreements as shall be necessary in order to obtain such subdivision approval, including but not limited to, a certain Developers Agreement between the Tenancy in Common and the Town of New Windsor for the Shannon Acres Subdivision, and it is further

RESOLVED, that the officers of the corporation are hereby authorized and empowered to take such other action as may be necessary to carry out the provisions of these resolutions.

IN WITNESS WHEREOF, the undersigned, as Secretary of Applied Building Development of New York, Inc., does hereby execute this Certificate this 19 day of October, 1999.

APPLIED BUILDING DEVELOPMENT
OF NEW YORK, INC.

By: 

DAN GUERON PRESIDENT Secretary

CONDITIONS TO BE MET PRIOR TO STAMPED APPROVAL OF PLANS

PROJECT: Shannon Acres P.B. # 97-11

DATE: 10/26/99

FEES TO BE PAID:

(see financial sheet for amounts)

10/28/99

~~Need Approval fee~~

Need Escrow

PAID:

YES

NO

* * * * *

BOND ESTIMATE SUBMITTED:

NOTES: _____

YES

NO

ESTIMATE APPROVED BY ENGINEER:

NOTES: Town Board Established on 9/1/99 \$3,640,330.00

YES

NO

BONDS POSTED WITH TOWN:

NOTES: No as of 10/27/99

YES

NO

ROAD MAINTENANCE AGREEMENT:

NOTES: _____

SUBMITTED: N/A

APPROVED: _____

YES

NO

EASEMENTS & DESCRIPTIONS:

NOTES: Submitted - Phil says won't need until roads
complete - Next year

DESCRIPTIONS SUBMITTED: _____

Mark says we need

APPROVED: _____

YES

NO

YES

NO

EASEMENTS SUBMITTED: _____

YES

NO

PLAN CONDITIONS CHECKED AND APPROVED

BY ENGINEER:

NOTES: 10/27/99 OK

YES

NO

~~DK~~

NEW PLANS SUBMITTED FOR STAMP:

10/26/99

Submitted 1-set to Mark for Review

YES

NO

PLANS READY FOR STAMP OF APPROVAL: _____

YES

NO

**CERTIFICATE OF RESOLUTIONS OF
WINDSOR KARNEY DEVELOPMENT, INC**

The undersigned being the Secretary of Windsor Karney Development, Inc., does hereby certify that the following resolutions were duly adopted at a meeting of the Shareholders and Directors of said corporation held on October 19, 1999, and that said resolutions have not been amended, modified and remain in full force and effect as of the date of this certification:

RESOLVED, that the officers of this corporation are hereby authorized and directed to enter into a tenancy in common with Applied Building Development of New York, Inc., ("Tenancy in Common") for the acquisition of certain real estate under a contract between Hudson Valley Development of New Windsor, L.P., and Applied Building Development of New York, J.V., ("Contract") and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to enter into an agreement as Assignee of Applied Building Development of New York, J.V., under which the Tenancy in Common shall obtain the rights and assume the obligations of Applied Building Development of New York, J.V., under the Contract, and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to enter into such agreements with the applicable municipal authorities for purposes of obtaining the subdivision approval of the real property under said Contract, and it is further

RESOLVED, that the officers of this corporation are hereby authorized and empowered to execute such agreements as shall be necessary in order to obtain such subdivision approval, including but not limited to, a certain Developers Agreement between the Tenancy in Common and the Town of New Windsor for the Shannon Acres Subdivision, and it is further

RESOLVED, that the officers of the corporation are hereby authorized and empowered to take such other action as may be necessary to carry out the provisions of these resolutions.

IN WITNESS WHEREOF, the undersigned, as Secretary of Windsor Karney Development, Inc., does hereby execute this Certificate this 19 day of October, 1999.

WINDSOR KARNEY DEVELOPMENT, INC.

By:  PRES. Secretary
DAN GUERAN

INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE
ONE NEWARK CENTER, 20th FLOOR
NEWARK, NEW JERSEY 07102
201-624-7200
FAX # 201-643-7116



MAILING ADDRESS
P O BOX 56
NEWARK, NEW JERSEY 07101

Amount: \$ 3,640,330.00

Bond No. 0281533

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS THAT WE, Applied Building Development of New York, N.W., TIC, a Tenancy in common, 10 Vista Drive, Chester, New York, 10918, as Principal and Dan Gueron, Applied Building Development of New York, Inc., and Windsor Karney Development, Inc., as Co-Principals ~~as Principal~~, and

INTERNATIONAL FIDELITY INSURANCE COMPANY, A New Jersey corporation authorized to do business in the State of New Jersey with its main bonding office at One Newark Center, 20th Floor, Newark, New Jersey as Surety, are held and firmly bound unto the TOWN OF NEW WINDSOR

as Obligee, in the full and just sum of THREE MILLION SIX HUNDRED FORTY THOUSAND

THREE HUNDRED THIRTY AND 00/100-----DOLLARS (\$3,640,330.00)

(\$) lawful money of the United States, to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DATED THIS 1st day of November 19 99

WHEREAS, the Principal has entered into an agreement with the TOWN OF NEW WINDSOR

as Obligee, guaranteeing that the principal will construct, install and complete the improvements

at certain land known as," SHANNON ACRES

all of which improvements shall be maintained and completed on or before November 1, 2001

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall carry out all the terms of said agreement and perform all the work as set forth therein, all within the time set forth in said agreement, then this obligation shall be null and void; otherwise to remain in full force and effect. FURTHERMORE, the rights of the obligee hereunder are exclusive to it and the surety shall have no obligation hereunder to any person or entity other than the named obligee herein. The rights of such obligee are not assignable.

PRINCIPAL: Applied Building Development
of New York, N.W., TIC,
a Tenancy in Common

ATTEST: Stana Guerona

BY: Dan Gueron
Dan Gueron, President

INTERNATIONAL FIDELITY INSURANCE COMPANY

ATTEST: [Signature]

BY: Maria F. Rodrigues
Maria F. Rodrigues, Attorney-in-fact

Co-Principals

SUB-DIVISION 7/92

BY: Dan Gueron
Dan Gueron

Applied Building Development of
New York, Inc.

Stana Guerona
Attest as to Co-Principals

BY: Dan Gueron
Dan Gueron

Windsor Karney Development, Inc.

BY: Dan Gueron
Dan Gueron

(25) *[Signature]*

MOTION- ESTABLISH PERFORMANCE BOND-SHANNON ACRES SUBDIVISION

Motion by Council *Ferrin* seconded by Council *Muell* that the Town Board of the Town of New Windsor establish a Performance Bond for Shannon Acres Subdivision, in the amount of \$3,640,330.00, for the construction involved in the project, plus a 4% inspection fee of \$145,613.20. As per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C., under the date September 1, 1999.

ROLL CALL: *Roll Called*

MOTION CARRIED: 5 - 0

**ENGINEER'S OPINION OF CONSTRUCTION COSTS FOR BONDING
SHANNON ACRES, NEW WINDSOR, NY**

Entec Project #95011.1 June 30, 1999

DESCRIPTION	UNITS	UNIT COST	PHASE 1		PHASE 2		PHASE 3		PHASE 4		TOTAL	
			QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST
A SITE PREPARATION AND ROADWORK												
1 Clear and Grub	AC	\$6,500.00	3.2	\$20,800.00	3.3	\$21,450.00	5.3	\$34,450.00	5.4	\$35,100.00	17.2	\$111,800.00
2 Cut and Fill On-Site (Approximate)	CY	\$5.00	1021	\$5,105.00	3127	\$15,635.00	5063	\$25,315.00	5883	\$29,415.00	15094	\$75,470.00
3 Excavate and Haul (Approximate)	CY	\$10.00	5429	\$54,290.00	3175	\$31,750.00	7090	\$70,900.00	0	\$0.00	15694	\$156,940.00
4 Silt Fence	LF	\$2.00	1680	\$3,360.00	2860	\$5,720.00	2760	\$5,520.00	4490	\$8,980.00	11790	\$23,580.00
5 Inlet Protection	EA	\$40.00	18	\$720.00	28	\$1,120.00	18	\$720.00	18	\$720.00	82	\$3,280.00
6 Strip Topsoil and Stockpile	SY	\$0.50	15500	\$7,750.00	16000	\$8,000.00	25500	\$12,750.00	26100	\$13,050.00	83100	\$41,550.00
7 Wheel Cleaning Blanket	SY	\$7.00	350	\$2,450.00	700	\$4,900.00	1050	\$7,350.00	1050	\$7,350.00	3150	\$22,050.00
8 Temporary Stabilization	SY	\$0.10	700	\$70.00	800	\$80.00	1300	\$130.00	650	\$65.00	3450	\$345.00
9 Permanent Stabilization	SY	\$3.00	9200	\$27,600.00	9800	\$29,400.00	13700	\$41,100.00	15400	\$46,200.00	48100	\$144,300.00
10 Remove Stone Walls	LF	\$5.00	60	\$300.00	320	\$1,600.00	0	\$0.00	435	\$2,175.00	815	\$4,075.00
11 Curb	LF	\$10.00	3780	\$37,800.00	3720	\$37,200.00	4080	\$40,800.00	6370	\$63,700.00	17950	\$179,500.00
12 Pavement	SY	\$22.00	6300	\$138,600.00	6200	\$136,400.00	11800	\$259,600.00	10700	\$235,400.00	35000	\$770,000.00
13 Stop Signs	EA	\$200.00	2	\$400.00	2	\$400.00	4	\$800.00	2	\$400.00	10	\$2,000.00
14 Stop Lines	EA	\$50.00	2	\$100.00	2	\$100.00	4	\$200.00	2	\$100.00	10	\$500.00
15 Pavement Striping - Centerline	LF	\$0.25	1890	\$472.50	1860	\$465.00	3540	\$885.00	3185	\$796.25	10475	\$2,618.75
16 Chain Link Fence - 4' High	LF	\$7.00	585	\$4,095.00	750	\$5,250.00	0	\$0.00	640	\$4,480.00	1975	\$13,825.00
17 Fence Gate - 4' High	EA	\$150.00	1	\$150.00	1	\$150.00	0	\$0.00	0	\$0.00	2	\$300.00
18 Guide Rail	LF	\$25.00	230	\$5,750.00	150	\$3,750.00	0	\$0.00	1195	\$29,875.00	1575	\$39,375.00
19 Guide Rail End Treatment	EA	\$100.00	4	\$400.00	4	\$400.00	0	\$0.00	16	\$1,600.00	24	\$2,400.00
20 Sawcut Pavement	LF	\$5.00	780	\$3,900.00	50	\$250.00	0	\$0.00	50	\$250.00	880	\$4,400.00
21 Trench Repaving	SY	\$22.00	220	\$4,840.00	20	\$440.00	0	\$0.00	15	\$330.00	255	\$5,610.00
22 Retaining Walls	LF	\$125.00	425	\$53,125.00	620	\$77,500.00	40	\$5,000.00	1660	\$207,500.00	2745	\$343,125.00
23 Existing Utility Reset or Relocation	LS	\$5,000.00	0	\$0.00	0	\$0.00	1	\$5,000.00	0	\$0.00	1	\$5,000.00
SUBTOTAL				\$372,077.50		\$381,960.00		\$510,520.00		\$687,486.25		\$1,952,043.75
B WATER DISTRIBUTION SYSTEM												
1 Connection to Existing Main or T.P.	EA	\$500.00	1	\$500.00	2	\$1,000.00	1	\$500.00	2	\$1,000.00	6	\$3,000.00
2 Tapping Sleeve and Valve	EA	\$2,500.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$2,500.00	1	\$2,500.00
3 8" Dia. DIP Water Main	LF	\$28.00	15	\$420.00	1690	\$47,320.00	2045	\$57,260.00	1180	\$33,040.00	4930	\$138,040.00
4 12" Dia. DIP Water Main	LF	\$40.00	2405	\$96,200.00	25	\$1,000.00	0	\$0.00	2120	\$84,800.00	4550	\$182,000.00
5 Hydrant Assembly	EA	\$3,500.00	4	\$14,000.00	4	\$14,000.00	4	\$14,000.00	6	\$21,000.00	18	\$63,000.00
6 Air Release Valve Assembly	EA	\$2,000.00	1	\$2,000.00	1	\$2,000.00	1	\$2,000.00	1	\$2,000.00	4	\$8,000.00
7 8" Dia. Gate Valve	EA	\$1,200.00	1	\$1,200.00	4	\$4,800.00	3	\$3,600.00	1	\$1,200.00	9	\$10,800.00
8 12" Dia. Gate Valve	EA	\$2,300.00	4	\$9,200.00	0	\$0.00	0	\$0.00	2	\$4,600.00	6	\$13,800.00
9 8" Dia. DIP Bends	EA	\$250.00	0	\$0.00	6	\$1,500.00	7	\$1,750.00	6	\$1,500.00	19	\$4,750.00
10 12" Dia. DIP Bends	EA	\$400.00	4	\$1,600.00	0	\$0.00	0	\$0.00	4	\$1,600.00	8	\$3,200.00
11 8" Dia. DIP Tee	EA	\$350.00	0	\$0.00	1	\$350.00	2	\$700.00	0	\$0.00	3	\$1,050.00
12 12" Dia. DIP Tee	EA	\$700.00	2	\$1,400.00	1	\$700.00	0	\$0.00	1	\$700.00	4	\$2,800.00
13 8" Dia. DIP Plug	EA	\$250.00	0	\$0.00	0	\$0.00	2	\$500.00	0	\$0.00	2	\$500.00
14 12" Dia. DIP Plug	EA	\$400.00	1	\$400.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$400.00
15 8" X 12" Increaser/Decreaser	EA	\$450.00	2	\$900.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$900.00
16 8" Dia. Phase Terminal Point	EA	\$300.00	1	\$300.00	1	\$300.00	1	\$300.00	0	\$0.00	3	\$900.00
17 12" Dia. Phase Terminal Point	EA	\$450.00	1	\$450.00	1	\$450.00	0	\$0.00	0	\$0.00	2	\$900.00
18 Concrete for Thrust Blocks	CY	\$50.00	11	\$550.00	10	\$500.00	10	\$500.00	11	\$550.00	42	\$2,100.00
19 3/4" Dia. Service Connection	EA	\$500.00	23	\$11,500.00	22	\$11,000.00	25	\$12,500.00	33	\$16,500.00	103	\$51,500.00
20 Broken Stone for Pipe Bedding	CY	\$18.00	150	\$2,700.00	100	\$1,800.00	120	\$2,160.00	190	\$3,420.00	560	\$10,080.00
SUBTOTAL				\$143,320.00		\$86,720.00		\$95,770.00		\$174,410.00		\$500,220.00

ENGINEER'S OPINION OF CONSTRUCTION COSTS FOR BONDING

SHANNON ACRES, NEW WINDSOR, NY

Entec Project #95011.1 June 30, 1999

DESCRIPTION	UNITS	UNIT COST	PHASE 1		PHASE 2		PHASE 3		PHASE 4		TOTAL	
			QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST
C SANITARY SEWER SYSTEM												
1 Connection to Existing MH	EA	\$1,500.00	1	\$1,500.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00
2 Construct MH over Existing Sewer	EA	\$2,500.00	0	\$0.00	1	\$2,500.00	0	\$0.00	1	\$2,500.00	2	\$5,000.00
3 Connect to Stub	EA	\$500.00	0	\$0.00	1	\$500.00	2	\$1,000.00	3	\$1,500.00	6	\$3,000.00
4 8" Dia. PVC Up to 10' Deep	LF	\$22.00	245	\$5,390.00	1413	\$31,086.00	221	\$4,862.00	916	\$20,152.00	2795	\$61,490.00
5 8" Dia. PVC 10-18' Deep	LF	\$30.00	1591	\$47,730.00	1747	\$52,410.00	461	\$13,830.00	1772	\$53,160.00	5571	\$167,130.00
6 8" Dia. PVC Over 18' Deep	LF	\$45.00	0	\$0.00	90	\$4,050.00	457	\$20,565.00	409	\$18,405.00	956	\$43,020.00
7 Sanitary MH Up to 10' Deep	EA	\$2,000.00	1	\$2,000.00	4	\$8,000.00	2	\$4,000.00	1	\$2,000.00	8	\$16,000.00
8 Sanitary MH 10'-18' Deep	EA	\$2,800.00	6	\$16,800.00	6	\$16,800.00	2	\$5,600.00	9	\$25,200.00	23	\$64,400.00
9 Sanitary MH Over 18' Deep	EA	\$3,500.00	0	\$0.00	0	\$0.00	2	\$7,000.00	2	\$7,000.00	4	\$14,000.00
10 Sanitary MH 10-18' Deep (Drop)	EA	\$3,200.00	2	\$6,400.00	8	\$25,600.00	0	\$0.00	3	\$9,600.00	13	\$41,600.00
11 Sanitary MH Over 18' Deep (Drop)	EA	\$4,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
12 6" Dia. PVC Laterals	LF	\$20.00	690	\$13,800.00	660	\$13,200.00	750	\$15,000.00	960	\$19,200.00	3060	\$61,200.00
13 Wye 8"X6" PVC	EA	\$150.00	23	\$3,450.00	22	\$3,300.00	25	\$3,750.00	32	\$4,800.00	102	\$15,300.00
14 45 Degree Elbow 6" PVC	EA	\$75.00	23	\$1,725.00	22	\$1,650.00	25	\$1,875.00	32	\$2,400.00	102	\$7,650.00
15 6"X4" PVC Sweep w/ CO	EA	\$220.00	23	\$5,060.00	22	\$4,840.00	25	\$5,500.00	32	\$7,040.00	102	\$22,440.00
16 Broken Stone for Pipe Bedding	CY	\$18.00	210	\$3,780.00	370	\$6,660.00	130	\$2,340.00	350	\$6,300.00	1060	\$19,080.00
SUBTOTAL				\$107,635.00		\$170,596.00		\$85,322.00		\$179,257.00		\$542,810.00
D STORM SEWER SYSTEM												
1 Connect into Existing Catch Basin	EA	\$1,000.00	2	\$2,000.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$2,000.00
2 Connect to Stub	EA	\$500.00	0	\$0.00	0	\$0.00	5	\$2,500.00	3	\$1,500.00	8	\$4,000.00
3 15" Dia. HDPE	LF	\$22.00	1006	\$22,132.00	1973	\$43,406.00	431	\$9,482.00	723	\$15,906.00	4133	\$90,926.00
4 18" Dia. HDPE	LF	\$27.00	472	\$12,744.00	295	\$7,965.00	1108	\$29,916.00	482	\$13,014.00	2357	\$63,639.00
5 24" Dia. HDPE	LF	\$32.00	621	\$19,872.00	1252	\$40,064.00	0	\$0.00	2	\$64.00	1875	\$60,000.00
6 30" Dia. HDPE	LF	\$40.00	0	\$0.00	200	\$8,000.00	0	\$0.00	0	\$0.00	200	\$8,000.00
7 36" Dia. HDPE	LF	\$45.00	0	\$0.00	656	\$29,520.00	0	\$0.00	0	\$0.00	656	\$29,520.00
8 Catch Basin	EA	\$1,800.00	17	\$30,600.00	25	\$45,000.00	15	\$27,000.00	16	\$28,800.00	73	\$131,400.00
9 Double Catch Basin	EA	\$3,000.00	0	\$0.00	2	\$6,000.00	3	\$9,000.00	1	\$3,000.00	6	\$18,000.00
10 Field Inlet	EA	\$1,800.00	0	\$0.00	1	\$1,800.00	0	\$0.00	1	\$1,800.00	2	\$3,600.00
11 Storm Manhole	EA	\$1,800.00	3	\$5,400.00	6	\$10,800.00	0	\$0.00	0	\$0.00	9	\$16,200.00
12 Flared Section into Catch Basin	EA	\$500.00	1	\$500.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$500.00
13 18" Dia. Flared End Section	EA	\$500.00	0	\$0.00	1	\$500.00	1	\$500.00	2	\$1,000.00	4	\$2,000.00
14 24" Dia. Flared End Section	EA	\$600.00	1	\$600.00	0	\$0.00	0	\$0.00	1	\$600.00	2	\$1,200.00
15 Outlet Control Structure	EA	\$4,000.00	1	\$4,000.00	1	\$4,000.00	0	\$0.00	1	\$4,000.00	3	\$12,000.00
16 Headwall	EA	\$5,000.00	2	\$10,000.00	3	\$15,000.00	0	\$0.00	1	\$5,000.00	6	\$30,000.00
17 Dissapator	EA	\$500.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$1,000.00	2	\$1,000.00
18 Rip Rap	SY	\$40.00	170	\$6,800.00	130	\$5,200.00	20	\$800.00	150	\$6,000.00	470	\$18,800.00
19 Replace Existing Pipe w/ 36" Dia. HDPE	LF	\$75.00	40	\$3,000.00	45	\$3,375.00	0	\$0.00	0	\$0.00	85	\$6,375.00
20 Remove and Dispose of Dwy. Culverts	LF	\$10.00	0	\$0.00	55	\$550.00	0	\$0.00	45	\$450.00	100	\$1,000.00
SUBTOTAL				\$117,648.00		\$221,180.00		\$79,198.00		\$82,134.00		\$500,160.00
E MISCELLANEOUS												
1 Maintenance & Protection of Traffic	LS	\$10,000.00	0.2	\$2,000.00	0.3	\$3,000.00	0.4	\$4,000.00	0.1	\$1,000.00	1	\$10,000.00
SUBTOTAL				\$2,000.00		\$3,000.00		\$4,000.00		\$1,000.00		\$10,000.00

ENGINEER'S OPINION OF CONSTRUCTION COSTS FOR BONDING

SHANNON ACRES, NEW WINDSOR, NY

Entec Project #95011.1 June 30, 1999

DESCRIPTION	UNITS	UNIT COST	PHASE 1		PHASE 2		PHASE 3		PHASE 4		TOTAL	
			QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST	QTY.	COST
SUMMARY												
A Site Preparation and Roadwork				\$372,077.50		\$381,960.00		\$510,520.00		\$687,486.25		\$1,952,043.75
B Water Distribution System				\$143,320.00		\$86,720.00		\$95,770.00		\$174,410.00		\$500,220.00
C Sanitary Sewer System				\$107,635.00		\$170,596.00		\$85,322.00		\$179,257.00		\$542,810.00
D Storm Sewer System				\$117,648.00		\$221,180.00		\$79,198.00		\$82,134.00		\$500,160.00
E Miscellaneous				\$2,000.00		\$3,000.00		\$4,000.00		\$1,000.00		\$10,000.00
		TOTAL		\$742,680.50		\$863,456.00		\$774,810.00		\$1,124,287.25		\$3,505,233.75
										Note: No Contingency or Soft Costs Included		
file:95011:redphasescostest.wb3												

INTERNATIONAL FIDELITY INSURANCE COMPANY
ONE NEWARK CENTER, 20TH FLOOR, NEWARK, NEW JERSEY 07102-5207

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS

AT DECEMBER 31, 1998

ASSETS

Bonds (Amortized Value)	\$30,169,859
Preferred Stocks	3,666,268
Common Stocks (Market Value)	8,216,397
Mortgage Loans on Real Estate	806,026
Real Estate	254,270
Cash & Bank Deposits	10,149,429
Short Term Investments	2,210,475
Unpaid Premiums & Assumed Balances	1,596,774
Reinsurance Recoverable on Loss Payments	1,122,446
Federal Income Tax Recoverable & Interest	774,855
Electronic Data Processing Equipment	452,218
Interest & Dividends Due and Accrued	838,866
Funds Held in Escrow Accounts	31,369,947
Collateral Funds Held Under Contract	(31,369,947)
Contract Balances Due and Unpaid	2,783,248
Other Assets	33,059
TOTAL ASSETS	<u>63,074,190</u>

LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net as to Reinsurance Ceded and Incurred But Not Reported Losses)	\$10,478,821
Loss Adjustment Expenses	4,025,676
Contingent Commissions & Other Similar Charges	(2,906,930)
Other Expenses (Excluding Taxes, Licenses and Fees)	183,805
Taxes, Licenses & Fees (Excluding Federal Income Tax)	142,824
Unearned Premiums	11,785,145
Funds Held by Company Under Reinsurance Treaties	310,014
Amounts Withheld by Company for Account of Others	190,528
Liability for Unauthorized Reinsurance	272,187
Other Liabilities	50
TOTAL LIABILITIES	<u>24,482,120</u>
Common Capital Stock	\$1,500,000
Gross Paid-in & Contributed Surplus	374,600
Unassigned Funds (Surplus)	36,717,470
Surplus as Regards Policyholders	38,592,070
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS	<u>63,074,190</u>

I, Francis L. Mitterhoff, President of INTERNATIONAL FIDELITY INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 1998, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of New Jersey.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 24th day of February, 1999.

INTERNATIONAL FIDELITY INSURANCE COMPANY



(Signature)

 President

TEL. (973) 624-7200

POWER OF ATTORNEY INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE: ONE NEWARK CENTER, 20TH FLOOR
NEWARK, NEW JERSEY 07102-5207

BOND NO. 0281533

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

JEROME N. WALDOR, MARC N. WALDOR, PETER R. WALDOR, ROBERT P. KANE, MARIA F. RODRIGUES

NJ.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be certified to and may be revoked, pursuant to and by authority of Article 3-Section 3, of the By-Laws adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting called and held on the 7th day of February, 1974.

The President or any Vice President, Executive Vice President, Secretary or Assistant Secretary, shall have power and authority

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and,
- (2) To remove, at any time, any such Attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of said Company adopted at a meeting duly called and held on the 29th day of April, 1982 of which the following is a true excerpt:

Now therefore the signatures of such officers and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 31st day of August, A.D. 1998.



STATE OF NEW JERSEY
County of Essex

INTERNATIONAL FIDELITY INSURANCE COMPANY

Robert P. Kane
Secretary

On this 31st day of August 1998, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said that he is the therein described and authorized officer of the **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



Jose A. Marquez, Jr.
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 21, 2000

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID COMPANY, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect

IN TESTIMONY WHEREOF, I have hereunto set my hand this 1st day of November 19 99

Maria A. Branco
Assistant Secretary

Individual Acknowledgment

State of _____ }
County of _____ } ss.

On this _____ day of _____, 19____, before me personally came _____ to me known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

My commission expires _____ Notary Public

Firm Acknowledgment

State of _____ }
County of _____ } ss.

On this _____ day of _____, 19____, before me personally came _____ to me known and known to me to be a member of the firm of _____ described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed the same as and for the act and deed of said firm.

My commission expires _____ Notary Public

Corporation Acknowledgment

State of New York }
County of New York } ss.

On this 25th day of October, 1999, before me personally came

Dan Gueron, President of Applied Building Development of New York, Inc. and Windsor Karney Development, Inc. to me known, who being by me duly sworn, did depose and say that he is the President of Applied Building Development of New York, Inc. and Windsor Karney Development, Inc.

the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal ~~of the corporation~~ **signed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.** **Notary Public, State of New York**

My commission expires _____ **Commission Expires March 06, 2001**  Notary Public

Attorney Acknowledgment

State of New Jersey }
County of Union } ss.

On this 1st day of November, 1999, before me personally came

Maria F. Rodrigues to me known, who, being by me duly sworn, did depose and say that he is an attorney-in-fact of International Fidelity Insurance Company the corporation described in and which executed the within instrument; that he knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that he signed the said instrument and affixed the said seal as Attorney-in-Fact by authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolutions thereof.

My commission expires _____ **JOAN A. WALKER** Notary Public of New Jersey
My Commission Expires Aug. 22, 2002

 Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 25th day of October, in the year 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared DAN GUERON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

STEVEN L. TARSHIS
Notary Public, State of New York
No. 02TA4948142
Qualified in Orange County
Commission Expires March 06, 2001

DEVELOPER'S AGREEMENT**APPLIED BUILDING DEVELOPMENT OF N.W.T.I.C.
WITH
THE TOWN OF NEW WINDSOR
FOR SHANNON ACRES SUBDIVISION**

THIS AGREEMENT made the 6th day of October, 1999, by and between **Applied Building Development of N.W.T.I.C.**, a tenancy in common, owned in equal shares by Applied Building Development of New York, Inc. and Windsor Karney Development, Inc., with offices at 330 West 58th Street, New York, New York (hereinafter "DEVELOPER"), and the **Town of New Windsor**, a municipal corporation of the State of New York, with offices at 555 Union Avenue, New Windsor, New York 12553 (hereinafter "TOWN").

WITNESSETH

WHEREAS, Developer is the contract vendee of, and will be the developer of, lands generally located north of Dean Hill Road and west of Riley Road in the Town of New Windsor, which lands are identified on the Town Tax Map as Parcels Section 65, Block 1, Lots 16.2, 32 and 35.22, and shown on a subdivision plan entitled "Shannon Acres," prepared by ENTEC, Engineering and Technical Resources, Inc., dated October 17, 1997, as last revised September 22, 1999, containing 101 proposed residential lots; and

WHEREAS, the Shannon Acres subdivision is located within Sewer District No. 19 and is serviced, in part, by Pump Station No. 12; and

WHEREAS, the Shannon Acres subdivision plan received final subdivision approval by the Town Planning Board on July 14, 1999, and the conditions of final subdivision approval required, among other things, approval by the New York State Department of Environmental Conservation ("DEC"); and

WHEREAS, DEC's approval of the subdivision sewage is dependent, in part, upon the efficient operation of Pump Station No. 12; and

WHEREAS, Pump Station No. 12 is presently experiencing operational difficulties and cannot, as presently constituted, accommodate additional flow; and

WHEREAS, without rectifying the operational problems of Pump Station No. 12 and related equipment, adequate sewer service cannot be provided to the subdivision; and

WHEREAS, the Developer has petitioned the Town to create a drainage district, pursuant to Article 12 of the Town Law, to be known as Drainage District No. 1; and

WHEREAS, the Developer is in agreement with the aforesaid recitals and, in consequence of the aforesaid facts, has offered to make a voluntary public improvement contribution to partially defray the cost of correcting the aforesaid pump station operational problems in consideration of the Town of New Windsor Planning Board granting conditional final subdivision approval; and

WHEREAS, the Town agreed to accept the Developer's proposal and conditionally approved the subdivision in consideration thereof; and

WHEREAS, the Developer has requested that the Town enter into this Developer's Agreement to memorialize the agreement of the parties hereto;

NOW, THEREFORE, and in consideration of the covenants, agreements, promises hereinafter made each to the other, the parties stipulate and agree as follows:

1. To assist the Town and Sewer District No. 19 in correcting the operational problems being experienced by Pump Station No. 12, Developer agrees to make a voluntary public improvement contribution to the Town in the sum of \$75,000.

2. \$37,500 of that amount shall be tendered to the Town upon the execution of this Agreement by Developer. The remaining \$37,500 shall be tendered by the Developer upon the issuance of the first building permit for any lot within the subdivision.

3. The Town shall use the sum paid by the Developer for the improvement of Pump Station No. 12, and the Town may proceed to expend such sum immediately upon receipt, pursuant to the Town engineer's plans and specifications for such improvements.

4. In consideration of the aforesaid contribution and the Town's plan to rectify the operational difficulties affecting Pump Station No. 12, the Town agrees not to disapprove the Developer's application for conditional final subdivision approval on the basis of the past operational problems experienced by the Town relating to Pump Station No. 12.

5. The Developer acknowledges that there are other substantial conditions of final subdivision approval, other than those that are the subject of this Developer's Agreement, and acknowledges that the Town has not agreed to waive or relax any of its other requirements as a result of this Agreement.

6. The Developer acknowledges that its approvals are subject to the laws of the State of New York, and agrees to comply with the applicable regulations, conditions and requirements of the NY State Department of Environmental Conservation, the State and County Departments of Health, and any other agencies having jurisdiction over its subdivision application. Developer acknowledges that the Town may withhold building permits and/or certificates of occupancy in the event of failure to comply with the lawful requirements or conditions of approval of permits issued by those agencies, insofar as compliance with such requirements or conditions of approval are conditions precedent to the issuance of building permits or certificates of occupancy by the Town.

7. The Developer, upon obtaining title, shall offer to dedicate fee simple title to the proposed water quality basins shown on Lots 26, 47 and 48, and 78 to the Town of New Windsor, together with easements for access over Lots 49 and 50 to the basin on Lots 47 and 48. Following construction of the basins, Developer agrees to provide "as built" drawings of the detention basins to the Town, and upon acceptance of the dedication by the Town, to record the deeds, together with a plat showing those lots and the boundaries of the land accepted by the Town, in the Orange County Clerk's Office, and to provide the purchaser of each of the aforesaid lots with a plat describing the boundary of the basin and/or related easement areas by metes and bounds.

8. The Town has agreed to proceed with formation of Drainage District No. 1 pursuant to the provisions of Town Law and to that end will hold a public hearing on October 6, 1999.

9. Any modification of this Agreement shall only be binding if evidenced in writing signed by both parties.

10. The Developer by executing this Agreement waives any right to contest in any Court any provision of this Agreement, or of any local law, rule, regulation, or similar provision of the Town of New Windsor, insofar as the Planning Board acted in reliance upon such provisions in granting land use approvals, exclusive of any interpretation thereof.

11. The Developer also agrees to: (1) bear the reasonable cost of defending any litigation instituted by third persons against the Town challenging this Agreement and (2) indemnify the Town for reasonable attorney's fees and costs of enforcing this Agreement.

12. This Agreement shall be binding upon the heirs, successors and assigns of the respective parties hereto.

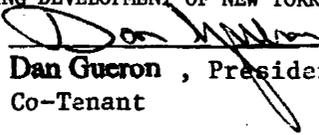
13. The parties recognize that payment of the aforesaid improvement contribution that is the subject matter of this Agreement is intended to benefit as third party beneficiaries all owners

them as third party beneficiaries only insofar as such enforcement concerns and is limited to Developer's payment of funds to be contributed to the Town for improvement of Pump Station No. 12.

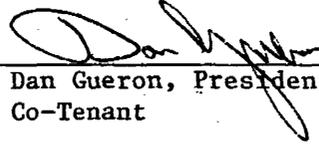
IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the first day above written.

APPLIED BUILDING DEVELOPMENT OF N.W.T.I.C., INC.

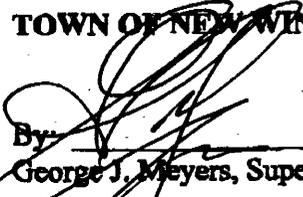
APPLIED BUILDING DEVELOPMENT OF NEW YORK, INC.

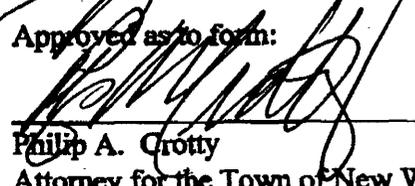
By: 
Dan Gueron, President
Co-Tenant

WINDSOR KARNEY DEVELOPMENT, INC.

By: 
Dan Gueron, President
Co-Tenant

TOWN OF NEW WINDSOR

By: 
George J. Meyers, Supervisor

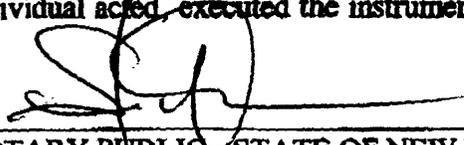
Approved as to form:

Philip A. Grotty
Attorney for the Town of New Windsor

Authorized by Town Board Resolution
Dated October 06, 1999

STATE OF NEW YORK)

COUNTY OF Orange)ss.:

On the 21st day of October, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared DAN GUERON, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



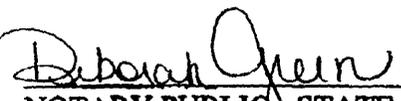
NOTARY PUBLIC - STATE OF NEW YORK

STEVEN L. TARSHIS
Notary Public, State of New York
No. 02TA4948142
Qualified in Orange County
Commission Expires March 06, 2001

STATE OF NEW YORK)

COUNTY OF ORANGE)ss.:

On the 7th day of October, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE J. MEYERS, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC, STATE OF NEW YORK

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2001

#95011.1

New York State Department of Environmental Conservation
Division of Water, Region 3
200 White Plains Road - 5th Floor, Tarrytown, New York 10591-5805
Phone: (914) 332-1835 FAX: (914) 332-4670



August 2, 1999

ALEX J. ZEPPONI P.E.
ENTEC
535 HIGH MOUNTAIN ROAD
NORTH HALEDON, NEW JERSEY 07508

**RE: Approval of Plans and Specifications for Sewer Extension Serving
SHANNON ACRES SUBDIVISION
(T) NEW WINDSOR, ORANGE COUNTY**

Dear Mr Zepponi;

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of: Sanitary Sewer Extension for 104 building lots in Shannon Acres residential subdivision.

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- (1) This approval is issued pursuant to SPDES Permit No. NY-00212446
- (2) That this approval letter shall be maintained on file by the applicant.
- (3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- (4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- (5) That the facilities shall be fully constructed and completed in compliance with plans as approved on August 2, 1999
- (6) That this office is to be notified when construction commences.
- (7) That the engineer will forward the results of the leakage tests of the completed work to this Department.

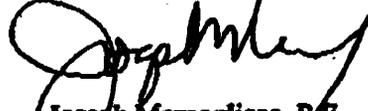
Plan Approval Letter
Page 2

August 2, 1999

- (8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- (9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- (10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the County Health Department.

Very truly yours,



Joseph Marcogliese, P.E.
Regional Water Engineer
Region 3

JM:JW

Enclosure

CC: Orange County Health Department/ enclosure



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22
PROJECT NUMBER: 97-11
DATE: 14 JULY 1997
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
79.4 +/- ACRE PARCELS INTO 104 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN HAS BEEN UNDER
REVIEW SINCE 1997.

1. The Applicant is before the Board requesting conditional final approval for the subdivision. The Board previously held a Public Hearing on 10 December 1997 and issued a Determination of Significance (Negative Declaration) on 14 April 1999.

Following preliminary approval, the Applicant was required to make submittals to the Orange County Department of Health and New York State Department of Environmental Conservation. It is my understanding that the OCDOH approval has been received and the NYSDEC approvals are pending.

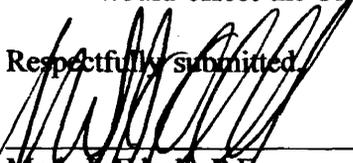
2. If the Board considers conditional final approval, the approval should include the following conditions, as well as any additional conditions identified by the Board or Attorney:
 - Submittal of Offers of Dedication, including metes and bounds for both roadways and easements, etc.
 - That the Applicant receive final approval for the sewermain extension from the NYSDEC. *Ubs 8-2-99*
 - That the Applicant receive final SPDES Permit for construction related activities from the NYSDEC.
 - That the Applicant submit a Public Improvement Cost Estimate, subject to the review and approval of the Town Engineer and Town Board.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22
PROJECT NUMBER: 97-11
DATE: 14 JULY 1997

- That the Applicant comply with the Town's policy regarding stormwater detention basins and water quality ponds, as adopted by the Town Board (this may also include the creation of a drainage improvement district).
 - That the Applicant execute a Development Agreement, with such Agreement to include a voluntary contribution for mitigation of impacts of the project on Sewage Pump Station No. 12.
 - That the Applicant pay all appropriate fees required by the Town Code.
 - That the plans be revised to include an approval box on each plan, in accordance with the submittal requirements.
3. At one time, the Applicant was proposing phasing of the subdivision final approvals. This should be discussed, since same would effect the format of the final subdivision plans and would effect the bonding calculations/procedures.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SHANNON.mk

JACOBOWITZ AND GUBITS,

GERALD N. JACOBOWITZ
DAVID B. GUBITS
JOHN H. THOMAS JR.
GERALD A. LENNON
PETER R. ERIKSEN
HOWARD PROTTER
DONALD G. NICHOL
LARRY WOLINSKY
ROBERT E. DINARDO
J. BENJAMIN GAILEY
MARK A. KROHN
* L.L.M. IN TAXATION

COUNSELORS AT LAW

158 ORANGE AVENUE
POST OFFICE BOX 367
WALDEN, NEW YORK 12586-0367

(914) 778-2121 (914) 778-5173 FAX
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JOHN C. CAPPELLO
GEORGE W. LITHCO
MICHAEL L. CAREY
ANNA L. GEORGIU
GAIL GEISINGER KULAK

LINDA F. MADOFF
Of Counsel

October 26, 1999

Mr. Mark Edsall
McGoey, Edsall & Hauser
45 Quassaick Avenue
New Windsor, New York 12553

RE: Shannon Acres Subdivision, Town of New Windsor
Our File No. 1733-47

Dear Mark:

Enclosed find one set of the final Shannon Acres plans with the Health Department's approval. We are simultaneously delivering a copy to Phil Crotty.

The closing is scheduled for Monday, November 1st at Steve Tarshis' office. Our goal is to satisfy all conditions of approval except for delivery of the original Performance Bond, half the lift station contribution, inspection fees and remaining application fees this week, and to deliver the remaining items to Phil on Monday morning while we are at the closing and ask Phil to release the subdivision map with the Town's approval stamp when he receives the remaining documents.

Please call me if you can think of anything else which I may have forgotten. As always, thank you for your help.

Sincerely,



Robert E. DiNardo

RED/mv

cc: Philip Crotty, Esq. (w/map)
Andrew Krieger, Esq. Via Fax (w/o map)

::ODMA\WORLD\DOX\W:\1733\47\MV7377.WPD

RECEIVED OCT 26 1999 Gave plan + copy of
this letter to Mark Edsall

SHANNON ACRES

Robert Dinardo, Esq. and Mr. Al Zepponi appeared before the board for this proposal.

MR. DINARDO: I'm sorry I wasn't here before, I had car trouble. Mr. Zepponi was kind enough to pick me up.

MR. PETRO: This application is a hundred and something lots, correct?

MR. DINARDO: 101.

MR. PETRO: 104 single family residential lots.

MR. ZEPPONI: Preliminarily, there were.

MR. EDSALL: That's an old number.

MR. PETRO: 101 single family residential lots and what's the zoning in this area zoned for this, Mark?

MR. EDSALL: Yes, R-3, I believe it is out here.

MR. PETRO: As long as it's permitted use.

MR. ZEPPONI: It's R-3 single family.

MR. PETRO: Proceed.

MR. DINARDO: Al Zepponi will take you through the details. Quick recap, it has preliminary approvals as Al said for a greater number of lots. Lots were lost as a result of wetlands and some retention storm water retention on site that DEC required and we complied with. The only other changes essentially from what you have seen in the preliminary plan is that we no longer intend to phase the plan. It will be a single phase of 101 lots. As you recall, there's some off-site improvements that we're doing on Dean Hill Road, they are detailed. We have, the sewer district has some problems at the pump station number 12 by the Pizza Hut. We have been working with the town consultants and the Supervisor's office and what we have proposed is that we make a contribution to the sewer district to

partly defray that cost and we have offered to my knowledge the Supervisor's office after consulting with the Town consultants has agreed to our proposal to contribute \$75,000 to the sewer district to defray the correction of the pump station problem behind the Pizza Hut. Details of that I don't understand but I'm sure Al can explain it to you. That's basically it. We have our Health Department approval. We had hoped and expected when we asked to be put on the agenda for this evening to have DEC sewer approval. We have it by phone only today, I'm sorry we don't have the written and we're hoping that in all other respects, things are in order that the board would consider making that a condition of any action it takes this evening. Again, bird's eye view, that's it. Al, perhaps you can fill in some details or correct anything I said that was wrong.

MR. ZEPPONI: No, everything you said was correct. The upper exhibit reflects the current application. The lower exhibit was what I used during the preliminary application. You can see that the road configurations are essentially the same. The lot configurations are essentially the same. The new plan maintains all road slopes at ten percent or less, none of the lots require any bulk variances. What you see different is the fact what Bob referred to the Corps. agreed with the delineation, Mr. Torgenson did for the larger wetlands area when they went out, they went out after several days of hard rain and determined this area should be included that was not on the original plan that was added. DEC, in reviewing the sewer system, got involved with some of the environmental issues. They accepted our analysis with regard to water quantity in terms of how we treated the runoff to various discharge points and impact of additional runoff as a result of roadways without the need for detention ponds. However. They dug in pretty good about the water quality needs and those water quality ponds are identified with the blue areas. There's one in the upper left, one in the upper right and one in the lower right, they service the three major drainage basins within our development as a result of the wetlands and those detention ponds, several lots were lost over the original application. That's it in terms of changes.

MR. DINARDO: If I can add to that since you saw us, you know, the Town's policy with respect to the retention and water quality basins is, as I understand it, very fresh and still evolving somewhat, but that those would be part of a town drainage improvement district. We have submitted a petition to the Town Board for the creation of district which would encompass the perimeter of the boundary of the subdivision and the cost of course of maintaining those ponds will be borne by the district, which is the subdivision only. We know there will be a seed money, if you will, requirement to initially fund that drainage district. We don't know the amount yet. I don't know that the Town knows the amount yet.

MR. PETRO: Lot of zeros, I know that.

MR. DINARDO: Which side of the decimal is that? So we understand we're subject to that somewhat involving regulations, that's how those quality ponds will be maintained.

MR. ARGENIO: What's the dark line up around lot 12? Looks like it's a repetition of a staging line brought over from the previous drawing.

MR. ZEPPONI: Under the application that's before you, there were four phases. At this time, the applicant determined that he would like to file the entire map in one shot rather than break it into four separate phases.

MR. ARGENIO: Why is the line there?

MR. ZEPPONI: This was submitted prior to that having been determined by the applicant.

MR. DINARDO: Phase lines will be removed from the map.

MR. PETRO: Want to talk about the Riley Road entranceway down here, the one to the south? I guess that's not being utilized at all, go all the way down right there?

MR. ZEPPONI: I'm not sure, we have two access points here and there's a road improvement that's being done.

MR. PETRO: Doesn't connect to Riley Road, does it?

MR. ZEPPONI: Oh, sure.

MR. EDSALL: Jim, if you remember the applicant graciously offered early on to reconstruct that portion of Dean Hill Road, that's unimproved at this point. So they are going to connect two improved portions with a road of similar width and meeting the current town's construction requirements, but just the width that matches.

MR. ZEPPONI: Several catch basins will be added along the way, that was one of the final comments from DEC. They wanted us to include water quality aspects from the improvement to Dean Hill Road into this basin so the water's been shuffled into the basin and back out.

MR. PETRO: So you're connected and looped on two spots on Riley and Dean Hill Road, correct?

MR. ZEPPONI: That's correct.

MR. PETRO: Very good. I like to see that, there's not enough of that ever. Usually, they stop cause other people don't want it to pass through. All right, Mark, what do you have to say? You have quite a few comments here.

MR. EDSALL: Well, in anticipation of the applicant requesting conditional final approval, I tried to prepare under comment number 2 a list of conditions and if Mr. DiNardo can maybe look at a copy of it, Andy is aware of our discussions earlier in the week that would be a good spring board to set up a bunch of conditions that you could add to it.

MR. KRIEGER: Yes, as in connection with the second condition on page number 2, requiring the applicant to execute a development agreement, I would ask that if the board considers it, first of all, it must be in a form acceptable not only to me but to the Town

attorney, since it calls for the Supervisor to sign and dissect it, I'm sorry.

MR. EDSALL: Second page.

MR. KRIEGER: Which development agreement must add to it in the form acceptable to the Planning Board attorney and to the town attorney. And we have done that before with respect to developer's agreements. I have been in discussions with Mr. DiNardo and he's prepared a draft which is largely, I have given him tonight a few comments for additions, none of which I think is going to be a problem as I don't see any reason.

MR. DINARDO: I have no problems with all the words I can read. I have to talk to you about a few other words tomorrow.

MR. KRIEGER: There's nothing in there that, no bomb shells.

MR. PETRO: Mr. DiNardo, didn't you address a couple of these bullets earlier in your presentation? You were talking about the DEC about the verbal?

MR. DINARDO: Yes, and I want to tell you the Town's consultants have been very gracious and cooperative and we wouldn't have come here today if we didn't think we were going to have that darn thing in writing, but we have it orally and we'll have it in writing shortly and that's anticipating I think that's why Mark has that there. Normally, we come here with that paper in hand the way we have the Health Department paper, but we don't, but we're so close that we're hoping you would go along with that second bullet on the first page, the second and third bullet on DEC approvals, sewer and the related activities, I understand are the storm water management plans, is that correct?

MR. ZEPPONI: That's correct.

MR. PETRO: We have fire approval on 11/12/97, highway approval on 11/13/97 and we have issued and declared negative dec on 4/14/99 and we had a public hearing on

12/10/97 in which they received preliminary approval. Mark, anything where you see we should not move forward with the subject-to's and all the bullets and how do you propose that I read each one of these into the minutes?

MR. EDSALL: First, I would ask if anyone present is aware of any other conditions that I didn't include, we did work on this earlier in the work session with Mr. DiNardo, Andy Krieger and Phil Crotty and I had a conference call, we were on with Al and he helped us out, so I think these are complete. If in fact we don't have anything to add, you may be able to just refer to it with the conditions referenced in my comment 2.

MR. PETRO: All right, also how about the 911?

MR. KRIEGER: I don't have anything to add, except the additional sentence on the end of what would be the sixth bullet in a form acceptable.

MR. BABCOCK: She's got the approval from the fire inspector.

MR. PETRO: It must be fine, the 911.

MR. DINARDO: You know, actually, I'm looking at my hit list, I don't know if you need to make it a separate item, but we do have to get Moodna sewer has to sign the certificate of allocation, I think that's the right term, and then the Supervisor has to sign it. I don't know, do you want to add that?

MR. EDSALL: We should just acknowledge it but clearly until the reallocation agreement is executed by Moodna and by the Supervisor, DEC won't think about giving you an approval, but it's in the minutes that we know that has to happen.

MR. DINARDO: Just a small point in terms of descriptions, which is the first bullet point, really for purposes of the offer of dedication, with respect to the ponds, we won't be able to give specific metes and bounds descriptions, Al, tell me if I'm right,

initially, for construction they'll be oversized, but the permanent ponds will be smaller in size, though we'll give an offer of dedication by reference as shown on the filed map, but we won't be able to produce metes and bounds until they are finally constructed, we do an as-built survey and then give the Town metes and bounds based on the as-built.

MR. ARGENIO: That's exclusively drainage or roads and drainage?

MR. DINARDO: Just the ponds. Yeah, roads, they are nothing to move.

MR. EDSALL: Is there any reason why the ultimate easement or right-of-way for the dedication of the water quality ponds could not be shown on the plans when they are filed?

MR. ZEPPONI: If it's offered, it can be done. What was offered is some latitude in case there was some massaging out in the field, the way it's designed, they can be identified right now and things will have to be held within those bounds.

MR. EDSALL: It's done for two reasons, it gives you something to work off of and secondly, it's important that any potential buyers have something disclosed to them as to why this Town easement is going to be so they don't hear about it the same as we do in all the condo projects, I didn't know that was going to be there.

MR. PETRO: All right, gentlemen, do any of the board members have anything to add to this discussion before I entertain a motion for conditional final approval?

MR. STENT: Make a motion we grant conditional final approval to the Shannon Acres subdivision.

MR. PETRO: Subject to Mark's comment number 2, July 14, 1999.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant conditional final approval to the Shannon Acres major subdivision on Dean Hill and Riley Road, subject to Mark's comments as amended by my request. And with the Town attorney also with the bullet number 6 having finally looked at it and agreeing to it along with Mr. Krieger. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

RESULTS OF P. MEETING OF: July 14, 1999

PROJECT: Shannon Acres P.B.# 97-11

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N
2. TAKE LEAD AGENCY: Y N

M) S) VOTE: A N
CARRIED: YES NO

M) S) VOTE: A N
CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:
M) 5 S) 4 VOTE: A 4 N 0 APPROVED CONDITIONALLY: 7-14-99

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

<u>Now 101 Lots</u>
<u>No Phasing</u>
<u>Development Agreement must be approved</u>
<u>by Phil Crotty and Andy Krueger</u>

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1696
Phone: (914) 256-3032 FAX: (914) 255-3042



June 7, 1999

MADLINE S WASILAS, P.E.
ENTEC ENGINEERING & TECHNICAL RESOURCES, INC
535 HIGH MOUNTAIN RD
NORTH HALEDON NJ 07508

RE: SHANNON ACRES SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY
SEWER EXTENSION PLAN REVIEW

Dear Ms. Wasilas:

I have completed my review of the above project to connect Shannon Acres subdivision to the Town of New Windsor Wastewater Treatment Plant. I determined that there are no streams protected under Article 15 (Protection of Waters) of the NYS Environmental Conservation Law (ECL) and no freshwater wetlands protected under Article 24 (Freshwater Wetlands) of the ECL located on the project site.

The Negative Declaration by the Town of New Windsor Planning Board, dated April 14, 1999, satisfies the requirement under the State Environmental Quality Review (SEQR) Act.

Therefore, by copy of this letter, I am informing Mr. Leonard Meyerson of the Department's Division of Water to proceed with the sewer extension plan review.

If you have any questions regarding this matter, please contact me at (914)256-3040.

Sincerely,



Ruth D. Bean
Division of Environmental Permits
Region 3

RDB:Sewerext

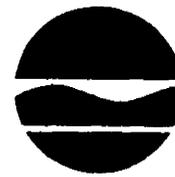
cc: L. Meyerson
J. Wolbeck
Town of New Windsor Planning Board
Orange County Health Dept
Hudson Valley Development of New Windsor, L.P.

New York State Department of Environmental Conservation

Division of Water, Region 3

200 White Plains Road - 5th Floor, Tarrytown, New York 10591-5805

Phone: (914) 332-1835 FAX: (914) 332-4670



John P. Cahill
Commissioner

June 2, 1999

ALEX ZEPPONI
ENTEC ENGINEERING
535 HIGH MOUNTAIN ROAD
NORTH HALEDON, NEW JERSEY 07508

RE: SHANNON ACRES SUBDIVISION
STORMWATER MANAGEMENT PLAN
(T)NEW WINDSOR, ORANGE COUNTY

Dear Mr. Zepponi;

Based on a review of the Storm Water Management Plan for the referenced project, received by this Department on 5/28/99, we offer the following comments/ requirements.

The proposed erosion control plan shows the limit of disturbance as being along the roadways. This type of phasing is highly recommended but it is the developers responsibility to design the stormwater infrastructure and measures based on the full build out potential of the site. This must include all individual lot disturbances since they are part of the contiguous plan of development.

During clearing and grading silt fencing alone is not adequate. Sediment basins (either temporary or permanent) with swales to direct the surface flows from all disturbed areas should be constructed prior to clearing the site.

Wetlands cannot be used for water quality treatment. Measures must be installed that treat the first flush prior to discharge to any waters of New York State. The wetland areas may be used for flow attenuation if it can be shown that any increase in the water table will not have an adverse impact on the wetland. The affects of rerouting the surface flows that feed into wetland area "B" should be addressed.

The stormwater management system must be designed to capture and treat the "first flush" which is typically the first ½ inch of run off from all impervious surfaces, as well as all lawns and similarly landscaped areas in the development site. For lot sizes less than 1 or 2 acres the total disturbed area will probably be maintained as lawn and should be included.

Details must be included on the plans describing how the basins will be used during construction as sedimentation traps, and after construction as a treatment facility (this should also be addressed in the construction sequence). 3,600 cubic feet of storage per acre drained, not including offsite flows, should be provided for sediment control during construction. A 3" open orifice at the base of the outlet structure is not acceptable during construction. The short and long term maintenance requirements, as well as the responsible parties must also be defined.

June 2, 1999

Storage in the 36" piping near WQB#1 is not considered treatment by itself and given the predominance of C&D soils infiltration may not be an option in this area.

In the event that excessive clay turbidity is encountered and the proposed conventional erosion and sediment practices prove to be ineffective at treating it a clay contingency plan must be developed. That plan should include the use of artificial coagulants, such as polymer, to enhance the settling of the fine colloidal material. The plan must describe the procedure, all required materials (recirculating pumps, hoses chemicals...), and be ready for immediate implementation. Coagulants such as Alum and Ferric Chloride should not be considered.

Please contact me at the above number if you have any questions.

Sincerely



John Wolbeck P.E.
Environmental Engineer
Division of Water

cc: Ruth Bean NYSDEC
Town of New Windsor Planning Board

DISCUSSION

SHANNON ACRES - (97-11)

MR. EDSALL: Months ago, the board reviewed the Shannon Acres major subdivision and the board purposely did not and would not adopt a negative dec under SEQRA because of questions we had on drainage. The applicant is now moving forward with the DEC and they in fact have answered all our questions, the town's questions on drainage, mainly being not water quality, but storm water management as far as the quantity. So they have addressed all our comments. They are now in front of the DEC for a specific permit for water quality and they are seeking or they asked for a copy of the negative dec. Myra and I checked, there isn't one. At this point, what I'm suggesting is that relative to that major subdivision that you thoroughly reviewed in the past and the one issue holding up the negative dec now being resolved that you adopt a negative dec and authorize the Chairman to sign the full EAF so we can forward it to DEC.

MR. STENT: What do you think about that?

MR. PETRO: If Mr. Edsall wants that, how can I say no? Is everyone in agreement? Want that in the form of a motion?

MR. EDSALL: Yes.

MR. LANDER: Make a motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize the Chairman of the Planning Board to sign the EAF for Shannon Acres subdivision. Applicant is Hudson Valley Development of New Windsor for the negative declaration. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

April 14, 1999

44

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

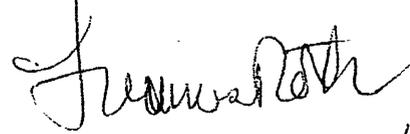
MR. ARGENIO: Motion to adjourn.

MR. LUCAS: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

4/16/99

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1696
Phone: (914) 256-3032 FAX: (914) 255-3042



March 9, 1999

ALEX J ZEPPONI, PE
ENTEC ENGINEERING
535 HIGH MOUNTAIN RD
NORTH HALEDON NJ 07508

RE: SHANNON ACRES SUBDIVISION
SEWER EXTENSION PLAN REVIEW
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Zepponi:

This letter is a follow up to a letter dated January 29, 1999 addressed to you from Leonard Meyerson, P.E. of the Department's Division of Water in Tarrytown regarding review of the plans for an extension of the above-named subdivision to a municipal sewer system. Based on my review of documents previously submitted to the DEC on December 12, 1997 from the Town of New Windsor Planning Board I have determined the following:

- There are no permits required under Article 15 (Protection of Waters) and Article 24 (Freshwater Wetlands) of the NYS Environmental Conservation Law.
- Under the State Environmental Quality Review Act (SEQR), you must provide the final determination by the Town of New Windsor Planning Board for the above project.

Therefore, by copy of this letter I am informing Mr. Meyerson not to proceed with the sewer extension plan review until I receive a copy of the above-referenced SEQR determination. If you have any questions, please contact me at (914) 256-3040.

Sincerely,



Ruth Bean
Environmental Permits

RB:Sewext.inc

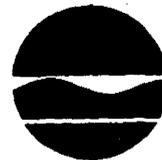
cc: Hudson Valley Development of
New Windsor, L.P.
L. Meyerson

~~Town of New Windsor Planning Board~~

New York State Department of Environmental Conservation

Division of Water, 200 White Plains Rd., Tarrytown, NY 10591

Telephone: (914) 332-1835 ext.354



John P. Cahill
Commissioner

January 29, 1999

Alex J. Zepponi, PE,
Entec Engineering
535 High Mountain Road
North Haledon, NJ 07508

Re: Shannon Acres Sewer Extension
(T) New Windsor Orange County

Dear Mr. Zepponi:

This office has received the referenced submission. Before our technical plan review can begin, we need the SEQR determination for this site. When you submit it, the SEQR statement will be forwarded to our Environmental Permit Division in New Paltz for a determination with regard to your compliance with this law. To expedite this matter you may submit the SEQR documents directly to Ms. Margaret Duke, Regional Permit Administrator, at our New Paltz Office. The address is:

21 S. Putt Corners Road
New Paltz, NY 12561

When the Permit Section indicates that SEQR has been satisfied, then plan review will proceed.

In addition you must submit to this office an Application for Approval of plans form signed by the Town Supervisor. The form you submitted has an unknown signature without a title. A new form is enclosed.

Your erosion and sediment plan has been sent to Mr. John Wolbeck, PE in this office. If you have questions on any of these matters please call.

Very truly yours,

Leonard Meyerson, P.E.
Environmental Engineer 2

cc: M.Duke, New Paltz

APPLICATION FOR APPROVAL OF PLANS FOR A WASTEWATER DISPOSAL SYSTEM

1. NAME OF APPLICANT HUDSON VALLEY DEVELOPMENT		2. LOCATION OF WORKS (City, Village, Town) NEW WINDSOR		3. COUNTY ORANGE	
ENTITY OR AREA SERVED SHANNON ACRES SUBDIVISION		5. TYPE OF OWNERSHIP <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Commercial <input type="checkbox"/> Private - Other <input type="checkbox"/> Industrial <input type="checkbox"/> Sewage Works Corp. <input type="checkbox"/> Private - Institutional <input type="checkbox"/> Authority <input type="checkbox"/> Interstate <input type="checkbox"/> <input type="checkbox"/> Private - Home <input type="checkbox"/> Board of Education <input type="checkbox"/> Federal <input type="checkbox"/> International <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> State <input type="checkbox"/> Indian Reservation			
TYPE AND NATURE OF CONSTRUCTION Collection System <input checked="" type="checkbox"/> New <input type="checkbox"/> Additions or Alterations		Treatment and/or Disposal <input type="checkbox"/> New <input type="checkbox"/> Additions or Alterations		7. ESTIMATED COST OF CONSTRUCTION Collection System \$705,200.00 Treatment and/or Disposal N/A	
TYPE OF WASTE <input checked="" type="checkbox"/> Sewage <input type="checkbox"/> Industrial (Specify) _____ <input type="checkbox"/> Other (Specify) _____					
NAME OF RECEIVING TREATMENT WORKS		10. POINT OF DISCHARGE Surface Water: (Name of Watercourse) _____ Class _____ Ground Water: (Name of Watercourse to which ground water is tributary) _____ Class _____			
15. IS STATE OR FEDERAL AID APPLIED FOR? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give Project No. _____		LOCATION (City, Village, Town)		TYPE OF PERMIT <input type="checkbox"/> NPDES <input type="checkbox"/> SPDES	
NAME OF DESIGN ENGINEER ALEX J. ZEPPONI, P.E. ADDRESS ENTEC, 535 HIGH MOUNTAIN ROAD, NORTH HALEDON, NJ 07508		NEW YORK STATE LICENSE NO. 072852		TELEPHONE NO. (973) 636-9223	
16. WATER CONSUMPTION (GPD) Present 0		Future 41,600 GPD		Design Year 2000	
POPULATION SERVED Present 0		Future 416		Design Year 2000	
18. AVERAGE DAILY FLOW FOR NEW OR EXISTING TREATMENT WORKS (GPD) Present N/A		Future		Design Year	
14. SOURCE OF WATER SUPPLY (if private well; give location, type, depth and character of soil) NEW WINDSOR MUNICIPAL SYSTEM			17. DESIGN EQUIVALENT POPULATION (BOD Basis) Design Flow 36,400 GPD Design Plant Efficiency _____		
13. GIVE NUMBER, CHARACTER AND DISTANCE OF ANY BUILDINGS WHICH MAY BE AFFECTED BY THE PROPOSED TREATMENT WORKS N/A			19. DESCRIBE PROPOSED OR EXISTING STORM WATER DISPOSAL PROPOSED DISCHARGE INTO EXISTING MUNICIPAL SYSTEM		

ADDITIONAL INFORMATION MUST BE SUBMITTED FOR PRIVATE AND INSTITUTIONAL SYSTEMS.

INDICATE ON U.S.G.S. TOPOGRAPHIC MAP EXACT LOCATION OF SEWAGE TREATMENT WORKS AND ADJACENT BUILDINGS. SHOW LOCATION OF ALL WELLS OR OTHER SOURCES OF WATER SUPPLY WITHIN 200' OF THE PROPOSED WORKS. GIVE DESCRIPTION OF THESE SOURCES AND CHARACTER OF SOIL.

N/A

21. STATE DEPTH BELOW EXISTING GROUND SURFACE AT WHICH GROUND WATER IS ENCOUNTERED 2 feet	22. DESCRIBE SOIL AT SITE OF PROPOSED WORKS. GIVE DESIGN BASIS AND OBSERVED SOIL PERCOLATION RATE DATA (Use additional sheet, if necessary) PREDOMINANT SOIL TYPE: MARDIN GRAVELLY SILT LOAM
NOTE:	

NOTE: All applications must be accompanied by plans, specifications and completed Form BSP-65 (appropriate portions). The submission must conform to a previously approved engineering report describing the system in detail. The plans must be stamped with the designing engineer's seal and must be of sufficient clarity and eligibility to permit satisfactory microfilming. Only white prints will be accepted because of the difficulty of microfilming blue prints. There must be a blank area, at least 4" x 7", in the lower right corner of each sheet so that the approval stamp may be placed on the face of the plans.

Any deviation from the Department's standards for wastewater collection and treatment facilities must be explained in detail.

Approved plans are to be returned to: Applicant Engineer

If the application is signed by a person other than the applicant shown in Item 1, the application must be accompanied by a letter of authorization. Failure to comply with this provision may be grounds for the rejection of any submission.

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signatures and Official Titles: _____

GEORGE L. MEYERS, SUPERVISOR

Mailing Address: _____

TOWN OF NEW WINDSOR

555 UNION AVENUE - NEW WINDSOR, NY 12553

Date of Application: _____

REMARKS:

**TOWN OF NEW WINDSOR
ENGINEER'S OFFICE**

MEMORANDUM

TO: GEORGE J. MEYERS, SUPERVISOR
FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN
DATE: JANUARY 12, 1999
SUBJECT: SHANNON ACRES

Dear George:

As a follow up to our recent conversation and memo in regard to a commitment on the part of Danza to install off-site sewerage improvements to support the Shannon Acres Project, we would like to provide the following as further explanation:

The 104-acre subdivision will discharge approximately 36,400 gallons per day of sewerage to the Town of New Windsor's collection system and sewage disposal plant. The downstream facilities, including the gravity sewer line on Riley Road and the pump station behind Headmasters, requires an upgrading to handle the flows. Larry Wolinsky, in his letter of 6 January 1999, agreed to pay for the off-site improvements. After discussion with Phil Crotty, we are recommending that the following occur:

1. When the final plans are submitted to the Planning Board for final subdivision approval, the subdivision plans carry with it a notation that the applicant will commit to various off-site improvements, including the upgrade of the Riley Road gravity sewer line and any necessary improvements to Pump Station #12.
2. That the conditions of final approval require that the bonding for infrastructure improvements include the cost for the upgrade of the gravity sewer line on Riley Road and Pump Station #12.

On the basis of the above, it would be our recommendation that you sign the Application for Approval for the Wastewater Disposal Permit to be sent to NYSDEC and the Application for the Public Water Supply Improvement, which will be sent to the Orange County Health Department, both of which have been attached.

2/23
JAN 13
NYAA

Beth

CONCORD

New York State Department of Environmental Conservation

Division of Water, Region 3

200 White Plains Road - 5th Floor, Tarrytown, New York 10591-5805

Phone: (914) 332-1835 FAX: (914) 332-4670



February 5, 1999

ALEX ZEPPONI
ENTEC ENGINEERING
535 HIGH MOUNTAIN ROAD
NORTH HALEDON, NEW JERSEY 07508

RE: SHANNON ACRES SUBDIVISION
STORMWATER MANAGEMENT PLAN
(T)NEW WINDSOR, ORANGE COUNTY

Dear Mr. Zepponi;

Based on a review of the Storm Water Management Plan for the referenced project, received by this Department on 1/15/99, we offer the following comments/ requirements.

Since this project has the potential to disturb 5 or more acres it must meet all requirements as outlined in the SPDES General Permit for stormwater discharges associated with construction activities.

A Stormwater Management Analysis must be developed that addresses the issue of stormwater quantity and quality namely, treatment of the first flush. The analysis should contain information in accordance with Appendix F of the SPDES General Permit (ie. description of the stormwater management objectives, structural and vegetative measures that address water quality and quantity, evaluation of pollutant loading reductions, description of the stormwater conveyance system, supporting calculations, etc).

Inlet protection alone is not an acceptable form of erosion control. More substantive controls must be provided.

The SPDES General Permit, The New York State Guidelines for Urban Erosion and Sediment Control and the NYS DEC Reducing the Impacts of Stormwater Runoff from New Developments should be referenced. The Orange County Soil and Water Conservation District is another excellent reference source.

Please contact me at the above number if you have any questions.

Sincerely

John Wolbeck
Environmental Engineer
Division of Water

cc: Town of New Windsor Planning Board



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

10 December 1997

**SUBJECT: SHANNON ACRES (HUDSON VALLEY DEVELOPMENT)
MAJOR SUBDIVISION
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 97-11)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for an major subdivision of the of the Hudson Valley Development property located off Riley Road and Dean Hill Road within the Town. The project involves a 105 single-family residential subdivision, located on approximately 79.4 acres.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

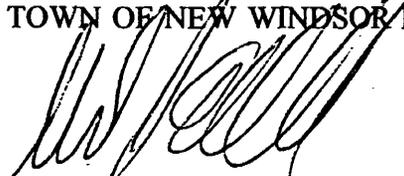
All Involved Agencies
Page 2,
Shannon Acres
10 December 1997

Attached hereto is a copy of the overall subdivision and phasing map for the subdivision, as well as preliminary plans for the subdivision. A copy of the Full Environmental Assessment Form and a key (location) map are also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

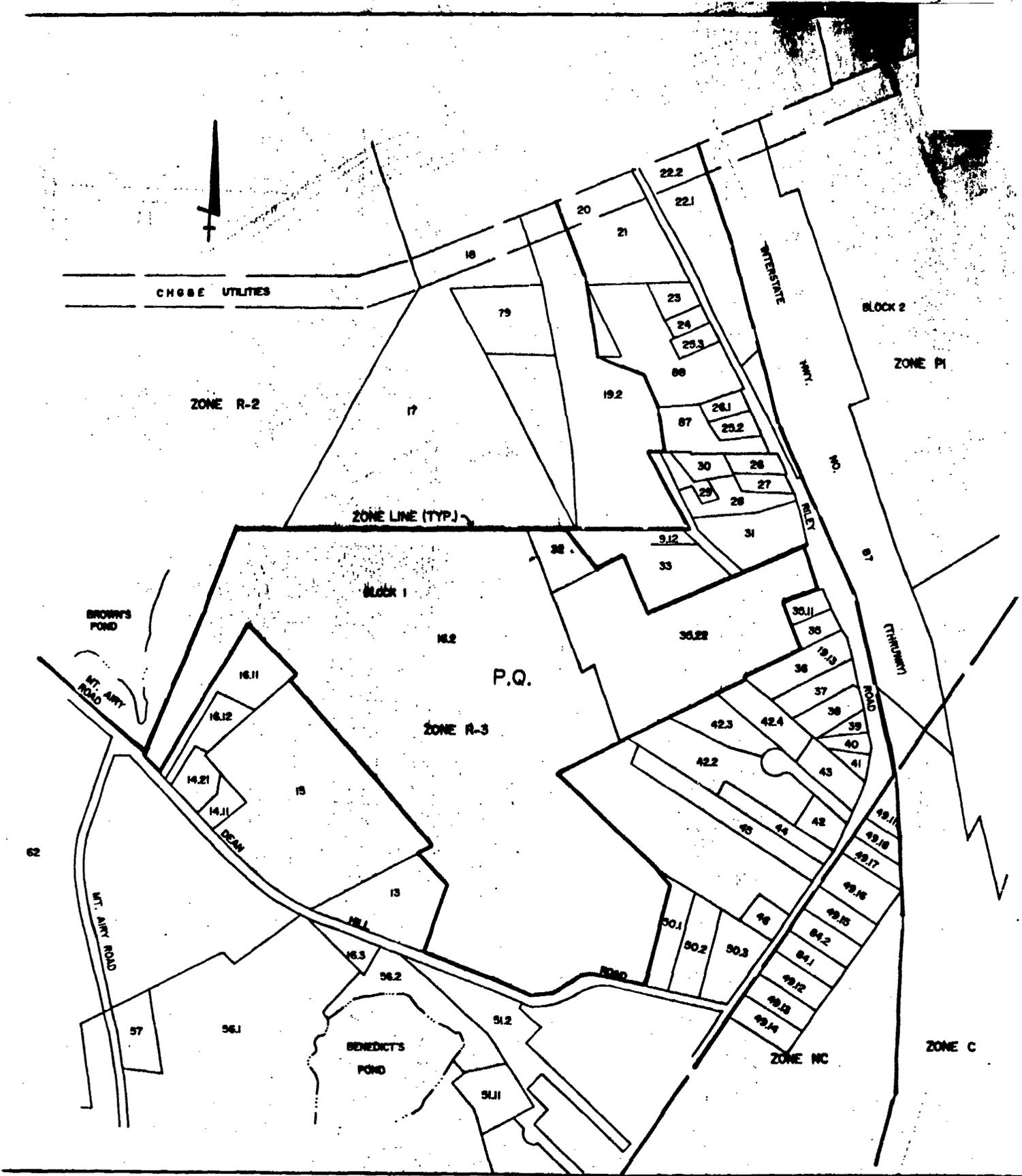


MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
Town of New Windsor Supervisor (w/encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
Applicant (w/o encl)
Planning Board Chairman
Planning Board Attorney (w/o encl)

A:SHANNON.mk



KEY MAP

State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potential large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not that impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
 - B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED** negative declaration will be prepared.*
 - C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.
- * A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

PRELIMINARY

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form. Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION SHANNON ACRES		
LOCATION OF ACTION (Include Street Address, Municipality and County) NEW WINDSOR, N.Y. SECTION 65, BLOCK 1, LOTS 16.2, 32 & 35.22		
NAME OF APPLICANT/SPONSOR HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR, LP		BUSINESS TELEPHONE (201) 304-0606
ADDRESS 9 SYLVAN WAY		
CITY/PO PARSIPPANY	STATE NJ	ZIP CODE 07054
NAME OF OWNER (if different) SAME AS APPLICANT		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION 105 LOTS SINGLE FAMILY RESIDENTIAL DEVELOPMENT		

Please Complete Each Question — Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 79.4± acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>23.8</u> acres	<u>31.9</u> acres
Forested	<u>54.9</u> acres	<u>36.8</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>NA</u> acres	<u>NA</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>NA</u> acres	<u>NA</u> acres
Water Surface Area	<u>NA</u> acres	<u>NA</u> acres
Unvegetated (Rock, earth or fill)	<u>NA</u> acres	<u>NA</u> acres
Roads, buildings and other paved surfaces	<u>NA</u> acres	<u>9.90</u> acres
Other (Indicate type) <u>DIRT ROAD</u>	<u>0.7</u> acres	<u>0.80</u> acres

3. What is predominant soil type(s) on project site? MARDIN GRAVELLY SILT LOAM
- a. Soil drainage: Well drained NA % of site Moderately well drained 67.47 % of site
 Poorly drained 32.53 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? MORE THAN 5' (in feet)

PRELIMINARY

- 5. Approximate percentage of proposed project site with slopes: 0-10% 71 % 10-15% 22 %
 15% or greater 7 %
- 6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
- 7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
- 8. What is the depth of the water table? 2 (In feet)
- 9. Is site located over a primary, principal, or sole source aquifer? Yes No
- 10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
- 11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to _____
Identify each species _____
- 12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
- 13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
- 14. Does the present site include scenic views known to be important to the community?
 Yes No
- 15. Streams within or contiguous to project area: NA
a. Name of Stream and name of River to which it is tributary _____
- 16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name BROWNS POND b. Size (In acres) 195 Ac
- 17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
- 18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
- 19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
- 20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

ACTIVITIES TO COMPLETE OFF-STREET WATER SYSTEM CURRENTLY IN PROGRESS

B. Project Description

- 1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor 79.4± acres.
 - b. Project acreage to be developed: 30.0 acres initially, 79.4 acres ultimately.
 - c. Project acreage to remain undeveloped 0 acres.
 - d. Length of project, in miles: NA (If appropriate)
 - e. If the project is an expansion, indicate percent of expansion proposed NA %;
 - f. Number of off-street parking spaces existing NONE; proposed NA
 - g. Maximum vehicular trips generated per hour 165 (upon completion of project)?
 - h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>23</u>			
Ultimately	<u>110</u>			
 - i. Dimensions (in feet) of largest proposed structure 35' height; 35' width; 60' length
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 1430± ft. (TOTAL - 3 ACCESS POINTS)

PRELIMINARY

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
 - a. If yes, for what intended purpose is the site being reclaimed? RESIDENTIAL
 - b. Will topsoil be stockpiled for reclamation? Yes No
 - c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction NA months, (including demolition).
7. If multi-phased:
 - a. Total number of phases anticipated 4 (number).
 - b. Anticipated date of commencement phase 1 APRIL month 1998 year, (including demolition).
 - c. Approximate completion date of final phase OCTOBER month 2000 year.
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction NA; after project is complete 0
10. Number of jobs eliminated by this project NA
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
 - a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 - b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type SANITARY SEWERS
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 - a. If yes, what is the amount per month 1.0 tons
 - b. If yes, will an existing solid waste facility be used? Yes No
 - c. If yes, give name AL TURI LANDFILL; location MIDDLETOWN, NY
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 - e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
 - a. If yes, what is the anticipated rate of disposal? NA tons/month.
 - b. If yes, what is the anticipated site life? NA years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) ELECTRIC, GAS
22. If water supply is from wells, indicate pumping capacity N/P gallons/minute.
23. Total anticipated water usage per day 44,000 gallons/day. (BASED ON 100 GPCD x 4 PEOPLE x 105 UNITS)
24. Does project involve Local, State or Federal funding? Yes No
If Yes, explain _____

PRELIMINARY

26. Approvals Required:

- City, Town, Village Board Yes No
- City, Town, Village Planning Board Yes No
- City, Town Zoning Board Yes No
- City, County Health Department Yes No
- Other Local Agencies Yes No
- Other Regional Agencies Yes No
- State Agencies Yes No
- Federal Agencies Yes No

Type	Submittal Date
NA	NA
SUBDIVISION	3/19/97
NA	NA
WATER EXTENSION	
NA	NA
NA	NA
DEC - SEWER EXTENSION	
NA	NA

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
2. What is the zoning classification(s) of the site? R-3 SINGLE FAMILY RESIDENTIAL
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
116 LOTS
4. What is the proposed zoning of the site? R-3 SINGLE FAMILY RESIDENTIAL
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
116 LOTS
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
RESIDENTIAL
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? 105 LOTS
 a. What is the minimum lot size proposed? 21,780 S.F.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR, LP Date 3/21/97
 Signature [Signature] Title V.P.

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

29 January 1998

Hudson Valley Development
c/o Robert E. DiNardo, Esq.
Jacobowitz & Gubitza
158 Orange Avenue
P.O. Box 367
Walden, New York 12586-0237

**SUBJECT: SHANNON ACRES MAJOR SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 97-11**

Dear Mr. DiNardo:

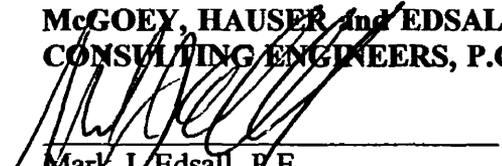
Enclosed herewith, please find a letter dated 20 January 1998 from the New York State Office of Park, Recreation and Historic Preservation in connection with your client's subject project.

Please circulate this letter and attachments as appropriate, such that the additional information requested by NYSOPRHP is submitted to that Department, with a copy to the Town Planning Board and this office.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

Encl.as

cc: James Petro, Planning Board Chairman (w/attachments)

A:DINARDO.mk

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765



Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

January 20, 1998

Mark J. Edsall. P.E.
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Dear Mr. Edsall:

RE: SEQRA
Shannon Acres Subdivision
New Windsor, Orange County
98PR0045

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. The documentation which you provided on your project has been reviewed by our staff. Preliminary comments and/or requests for additional information are noted on separate attachments accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any attachments have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each attachment.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

RLP:cm

attachments: [*] Archeology Comments
[*] Building/Structure/District Evaluation Comments

ARCHEOLOGY COMMENTS

98PR0045

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted unless substantial ground disturbance can be documented.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best and most cost-effective product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

If you have any questions concerning archeology, please call Ellen Cesarski at (518) 237-8643 ext. 281.

REQUEST FOR ADDITIONAL INFORMATION
TO EVALUATE
BUILDINGS/STRUCTURES/DISTRICTS

98 PR 0045

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older within or immediately adjacent to the project area, keyed to a site plan.
- Clear, original photographs of the surroundings looking out from the project site in all directions, keyed to a site map.
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:
(See attached map for locations)
- Other:

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call John A. Bonafide at (518) 237-8643 ext.263 .

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

DISCUSSION

SHANNON ACRES - PETRONI

MR. EDSALL: One thing I know Jim did you read this letter from Michael Petroni?

MR. PETRO: I see it here, I haven't read it yet.

MR. EDSALL: My suggestion would be that maybe we can try to resolve it quietly, whatever concerns he may have but I did get a phone call somewhere along the line where apparently, there's some friction between Mr. Petroni and the developers of Shannon Acres. We'll try to stay out of it. If the board doesn't object, I will try to. If there's a problem, I will resolve it, try to, I can't make them get along, but I will make sure we take care of it.

MR. PETRO: Okay.

MR. ARGENIO: Motion to adjourn.

MR. STENT: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

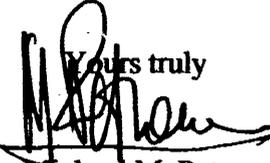
Frances Roth
4/24/98

Frances Roth
Stenographer

Unfortunately, all my and my Engineer's efforts to coordinate these matters without taking your time, have met with the most discourteous silence. I must therefor appeal to your Board to delay any further progress of the Shannon Acres Subdivision, until your Board is given the opportunity resolve these issues, either at a hearing, or subsequent to a meeting of the responsible Engineers and Attorneys (including your Town Consultants), that could settle these open questions. From my viewpoint, I do not anticipate any serious problems, that could not be resolved by coordination.

In my absence, please feel free to contact John Tarolli, PE at 744 3620 for any information you may require.

With many thanks for your attention, I remain

Yours truly

Michael M. Petrone

cc: R. DiNardo, Esq (by fax)
D. Mirro, Esq. (by fax)
J. Tarolli, PE (by fax)
M. Edsall, PE

PUBLIC HEARING:SHANNON ACRES SUBDIVISION - (97-11) DEAN HILL & MT. AIRY

Robert DiNardo, Esq. appeared before the board for this proposal.

MR. DINARDO: My name is Robert DiNardo, attorney for the applicant. Mr. Zapone, Project Engineer is also here and Mr. Danza, Tony Danza, Manager, is also here. As you know, you have seen this several times in working meetings. To give you an overview, we have got 105 lots serviced by water and sewer, two access roads, Dean Hill and Riley. There are off-site improvements we'll be making in terms of the realignment of Dean Hill Road. The project's divided into four phases, as you'll recall that there was an issue with respect to wetlands and area size compliance. We do as we indicated the last time we do now comply with all the area requirements. We lost a couple of lots in the process netting out the wetlands in accordance with the definitions of the town with respect to netting that out for size purposes. We have a stub street provided for the, to accommodate the adjoining owner, it's not shown on this map, but I have seen it on the detailed maps, I know we do provide it. There it is, thank you. At the sake of oversimplifying or being too brief since you have seen this numerous times and I think we have resolved all the technical issues. That is all I have in the way of any formal presentation. We do obviously need to process applications before DEC and Health Department with respect to water and sewer and we would obviously begin that immediately if we're favored with preliminary subdivision approval which is what we seek tonight.

MR. PETRO: Thirty days isn't up yet on SEQRA.

MR. EDSALL: No, there was a delay in getting all the components of the mailing together, so it has just been prepared so--

MR. PETRO: We don't need that to go forward.

MR. LUCAS: Just addressing Phase 1 tonight, right?

MR. DINARDO: We're seeking preliminary on 105 lots, we do intend to seek final on each phase phase by phase, we're looking at preliminary on the entire layout.

MR. PETRO: Any other questions at this time? I will open it up for a public hearing, see if there's any input and we can go back to the board and continue as a board. Any objections? At this time, this is a public hearing for Shannon Acres major subdivision Dean Hill and Riley Road. On 11/18/97, 21 addressed envelopes were mailed containing the public notices, sworn to before me, Deborah Green, Notary Public. Is there anyone here that wants to speak on behalf of this application? Please come forward, be recognized and tell us your name and address. Is there anyone here that would like to speak on behalf of this application? Okay, let the minutes note that the chairman notes no one in the audience. There is nobody.

MR. LANDER: For the record, Mr. Chairman, a lot of that probably stems from the inclement weather, I'm sure if it was nice weather out there, we'd see a couple people here anyway but--

MR. DINARDO: If I may, I agree with you certainly I would remind the board that several, well, five years ago about how many of you remember it, this same project, larger density, greater density about 116 lots at that time was exposed to a public hearing on several nights, did receive a preliminary approval also.

MR. LANDER: Right.

MR. DINARDO: The public has seen it.

MR. PETRO: With that, is there a motion to close the public hearing?

MR. STENT: Yes.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board close the public hearing on the Shannon Acres subdivision.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I'd like to open up this application back to the board members for any further review. You're here strictly for preliminary approval, we're not going to go any further tonight I think because of the, well, we don't need SEQRA, close that.

MR. EDSALL: I would look for the board to close SEQRA out within the next month because it's necessary that a negative dec be in place before the applicant can obtain approvals from both the health department and DEC.

MR. PETRO: Can he still make the application before the preliminary approval?

MR. EDSALL: He can't make application without the preliminary, but once you give him preliminary, he can begin to prepare the packages, I would hope, by the time they are done, we might be done with SEQRA because the packages need to be approved by the town and signed by the supervisor otherwise they can't go out so there's some time still.

MR. PETRO: Mark, do you have any, I see by your notes that you really don't have any other further comment here as far as preliminary is concerned, we're just on hold until we hear from the SEQRA.

MR. EDSALL: Actually, the next step for me will be once I receive the complete packages for the department of health and DEC at that time I will have all the profiles for the utilities and I can make complete review. I didn't feel it was appropriate for me to sit and go through the plans very fine tuned when they are

not complete at this point, they are complete for public hearing, but they are not complete for the department of health and DEC. That is something I can do after you vote preliminary approval.

MR. PETRO: We do have highway approval on 11/13/97. We have water approval on 11/12/97, obviously the water mains are in the area but not ready for use yet, so I'm sure that will clear itself up by the time we get any further. And fire approval on 11/12/97.

MR. EDSALL: Mr. Chairman, one of the things just the board should note I don't know if you recall this originally started with some cul-de-sacs. Mr. Pullar is very pleased that they have all been eliminated so that has been one of the improvements that the applicant has made.

MR. PETRO: Is that one of your ideas?

MR. EDSALL: It's one of the requests I made on behalf of Mr. Pullar and the applicant has been cooperative and eliminated them.

MR. BABCOCK: It's looking like they are going to do some upgrade to Dean Hill as part of the project.

MR. EDSALL: Yes and Dean Hill once and for all will be straightened out. We're going to work out a detail since that is not, it would be somewhat foolish to put the same curb and improvements in that section of Dean Hill as going in the interior of the subdivision but we're going to work out a detail for the road that will be better than what's there for the rest of the road but probably a little less of a costly item as what the interior roads have.

MR. LUCAS: Dean Hill runs into Mt. Airy?

MR. EDSALL: Yes.

MR. LUCAS: Where is the tower, do you know where the tower is?

MR. EDSALL: Tower is to the top left.

MR. BABCOCK: Where the dark piece is.

MR. EDSALL: Effectively that is where the road leads in and it's up above that.

MR. LUCAS: The only reason why I don't have to worry about a fire access from that road.

MR. EDSALL: No, the tower access is going to be continued by giving these gentlemen having a right-of-way set up off of their roads.

MR. DINARDO: We've given that to Mr. Crotty.

MR. EDSALL: We have coordinated an access for the Brown's Pond emergency pump where the town gets water while the aqueduct is out of service.

MR. PETRO: As far as we can go tonight.

MR. DINARDO: Well, I was hoping, I don't think there's any procedural obstacle that you can vote on preliminary approval that will give us the ability to start processing before the state agencies.

MR. EDSALL: I don't see any reason. Andy, is there any reason why we couldn't, I think they are ready for preliminary once we get the SEQRA straightened out, as we have done in the past.

MR. KRIEGER: SEQRA has to be done by final, not preliminary.

MR. PETRO: I thought that is what I just asked.

MR. EDSALL: I said we can't do SEQRA, I said the preliminary is fine.

MR. LANDER: Motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval

December 0, 1997

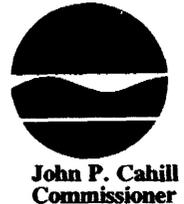
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to the Shannon Acres subdivision on Dean Hill road.
Any further discussion from the board members? If not,
roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561-1696
(914) 256-3000 - Division of Environmental Permits



April 3, 1998

MARK J EDSALL
TOWN OF NEW WINDSOR PLANNING BOARD
555 UNION AVE
NEW WINDSOR, NY

RE: SHANNON ACRES (HUDSON VALLEY DEVELOPMENT)
MAJOR SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY

Thank you for providing our office with the lead agency coordination information for the above referenced project. Based on our review of the information, DEC has no permit jurisdiction at this time. It does seem likely, however, that eventually sewer extension approval will be needed. We therefore request that we are kept informed of this project as it progresses so that the proper permits are obtained.

Please feel free to contact me if you have other questions or would like to discuss this further. I can be reached at (914) 256-3055.

Thank you for your cooperation and assistance.

Yours Truly,


Kristin Bonds

gen.shannon.krb

cc:Hudson Valley Dev of New Windsor
9 Sylvan Way
Parsippany, NJ 07054

RECEIVED APR - 8 1998



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 363-4693

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, DECEMBER 10, 1997 - 7:30 P.M.

TENTATIVE AGENDA

CALL TO ORDER → ROLL CALL → APPROVAL OF MINUTES DATED: 10/8/97 & 10/22/97

ANNUAL MOBILE HOME PARK REVIEW:

- a. SILVER STREAM MOBILE HOME PARK - RT. 207 (CLARK)

NO SHOW

PUBLIC HEARING:

PLIM APPROVED

- 1. SHANNON ACRES SUBDIVISION - (97-11) DEAN HILL & MT. AIRY ROADS

POSSIBLE Z.B.A. REFERRALS:

- 2. Mans, Clarence - Vails Gate Annex Amended Site Plan (95-35) (Cuomo)
- 3. Flannery Animal Hospital Site Plan (97-44) Rt. 300 (Shaw)

SO TO ZBA

REGULAR ITEMS:

- 4. Jagger Subdivision (92-5) Union Avenue (Kartiganer) — SUBJECT OF HIGHWAY
- 5. Mobil Oil Site Plan (97-25) Rt. 32 & Rt. 94 (Tyree Engineering)
- 6. Blooming Grove Operating Subdivision - PHASE II (97-40) Toleman Rd (Zimmerman)
- 7. Blooming Grove Operating Subdivision - PHASE III (97-41) Toleman Road (Zimmerman)
- 8. Windsor Crest Amended Site Plan (97-45) Rt. 32 (Shaw)

PLIM APPROVED

MYRA SEND MAP TO HIGHWAY

APPROVED

PLIM APPROVED SUBJECT TO ZBA

APPROVED

PRESUBMISSION:

- 9. Destina Theaters Amended Site Plan - Squire Plaza (Kartiganer)

TO RETURN

CORRESPONDENCE:

- 10. C & R ENTERPRISES SUB - REQUEST FOR REAPPROVAL (90-31)

APPROVED

DISCUSSION:

- 11. "Mommy & Me" classes at site on corner of Rt. 32 & Union Ave. (Engineer)

OK WITH P.B.

ADJOURNMENT

MYRA TO CALL

(NEXT MEETING - JANUARY 14, 1998)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

REQUEST FOR PUBLIC RECORDS

DATE:

(Please specify or describe items(s) requested)

Public Hearing minutes: Shannon Acres 12-10-97
Minutes of Planning Bd: Re: Shannon Acres
Comments, McGee & Hansen 9.24-97: Shannon Acres

Name: Randall V Coffin, Eng
Address: One Corwin Ct
Newburgh NY 12550
Phone: 914-565-1100
Representing: _____

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: _____
Time Returned: _____



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)

PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22

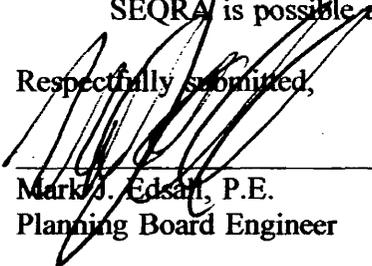
PROJECT NUMBER: 97-11

DATE: 10 DECEMBER 1997

DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THE
TOTAL 79.4 +/- ACRES INTO 105 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE AT THE 26 MARCH 1997,
24 SEPTEMBER 1997 AND 12 NOVEMBER 1997 PLANNING
BOARD MEETINGS. THE APPLICATION IS BEFORE THE
BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. At this time, the Applicant is presenting preliminary plans for the subdivision and has indicated compliance with the zoning bulk requirements for each lot. Following receipt of comments from the public at this meeting, a detailed review of the plans will be performed when the Applicant prepares submittal packages for the New York State Department of Environmental Conservation and Orange County Department of Health.
2. With regard to the SEQRA review for this project, a Lead Agency Coordination letter has been issued, however, the response period has not concluded. No further action regarding SEQRA is possible at this time.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SHANN4.mk



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT J. BAUMAN
REGIONAL DIRECTOR

PLANNING AND PROGRAM MANAGEMENT

JOSEPH H. BOARDMAN
ACTING COMMISSIONER

January 9, 1997

Mr. Mark J. Edsall
Planning Board Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

RE: STATE ENVIRONMENTAL QUALITY REVIEW
SHANNON ACRES
TOWN OF NEW WINDSOR
ORANGE COUNTY



This Department has no objection to the Planning Board of the Town of New Windsor assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be reasonable.



If a Draft Environmental Impact Statement of Traffic Study is prepared for the proposed project, please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within the Route(s) 94 right-of-way. An application and final site plan should be forwarded to this department's local Residency office, as soon as possible, to initiate the review process.



Other: A traffic impact study should be prepared and submitted to this Department for further review of the proposal.

Very truly yours,

Wai K. Cheung
Civil Engineer II

By:

Akhter A. Shareef
Civil Engineer I

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan/Subdivision of
Shannon Acres 65-1-16.2 + 35.22

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at ~~350~~⁶⁷ Bethlehem Road, New Windsor, NY 12553.

On 11-18-97, I compared the 21 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
19th day of November, 1997

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on December 10, 1997 at 7:30 P.M. on the approval of the proposed Subdivision (Subdivision of Lands)*

~~XXXXXXXXXXXX~~ OF Shannon Acres a/k/a Hudson Valley Development of
New Windsor
located Dean Hill Road and Mt. Airy Road (Sec. 65, Bl. 1, Lots 16.2,
34 and 35
Map of the (Subdivision of Lands) ~~(XXXXXX)~~* is on file and may
be inspected at the Planning Board Office, Town Hall, 555 Union
Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: November 13, 1997

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman



1763

TOWN OF NEW WINDSOR
ASSESSOR'S OFFICE

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553-6196
Telephone: (914) 563-4633
Fax: (914) 563-4693

October 27, 1997

Hudson Valley Development Group of
New York - c/o Jacobowitz & Gubits,
Esqs. Robert E. DiNardo, Esq.
158 Orange Ave., PO BOX 367
Walden, NY 12586

RE: Tax Map Parcel: 65-1-16.2 & 65-1-35.22

Dear Mr. DiNardo:

According to our records, the attached is a list of abutting property owners of the above-referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00.

Sincerely,

Leslie Cook (cad)

LESLIE COOK
Sole Assessor

LC/cad

cc: Myra Mason, PB

NEWBURGH WATER SUPPLY
CITY COMPTROLLER,
CITY HALL
NEWBURGH, NY 12550 ✓

MCCULLOUGH, JOHN AND ANDREA
126 DEAN HILL ROAD
NEW WINDSOR, NY 12553 ✓

WHITE, KENNETH P. AND AMY
106 DEAN HILL ROAD
NEW WINDSOR, NY 12553 ✓

WERNER, FREDERICK DONALD AND ROSE MARIE ✓
PO BOX 156
VAILS GATE, NEW YORK 12584

OMAT INC.
PO BOX 673D
MONROE, NY 10950 ✓

BARGER, RICHARD AND STEGER, DAVID D/B/A *Windsor Heights* ✓
894-I, ROUTE 52
BEACON, NEW YORK 12508

SWEENEY, LESLIE M. AND ELIZABETH P. ✓
373 UNDERCLIFF AVENUE
EDGEWATER, NJ 07020

NEMETH, RUBY ✓
PO BOX 91
VAILS GATE, NY 12584

MARTIN, PETER AND ROSE MARIE ✓
C/O ROSE MARIE MARTIN
401 EAST 65TH ST., 10E
NEW YORK, NY 10021

GARRISON, GEORGE H. AND MILDRED ✓
143 RILEY ROAD
NEW WINDSOR, NEW YORK 12553

REDDINGS, MERRELL M. ✓
105 RILEY ROAD
NEW WINDSOR, NY 12553

REDDINGS, MERRELL AND BAIN LAURA
252 RILEY ROAD
NEW WINDSOR, NY 12553 ✓

MCDONNELL, WILLIAM AND MARGARET
PO BOX 995
WAITSFIELD, VERMONT 05673 ✓

JOHSON, FLOYD C.
PO BOX 662
NEWBURGH, NEW YORK 12550 ✓

KARTIGANER FAMILY LIMITED PARTNERSHIP
C/o HERBERT L. KARTIGANER
3928 LIVE OAK BLVD.
DELRAY BEACH, FLORIDA 33445 ✓

BERGKNOFF, IRWIN
ROUTE 32
HIGHLAND MILLS, NY 10930 ✓

16 Above

5 town

21

Envelopes

Mailed

11/18/97

Ⓜ

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on December 10, 1997 at 7:30 P.M. on the approval of the proposed Subdivision (Subdivision of Lands)*

~~XXXXXXXXXX~~ OF Shannon Acres a/k/a Hudson Valley Development of New Windsor located Dean Hill Road and Mt. Airy Road (Sec. 65 Bl. 1, Lots 16.2, 34 and 35 Map of the (Subdivision of Lands) ~~XXXXXX~~* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: November 13, 1997

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

1733-47

Post-It™ brand fax transmittal memo 7671		# of pages >	1
To: MYRA MASON	From: MARINA		
cc:	cc:		
Pls advise	EE	OK	
563-4693			



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK
(914) 563-4611

REQUEST FOR PUBLIC RECORDS

DATE: 12/1/97

(Please specify or describe item (s) requested)

Subdivision plans for
Shannon Acres A/K/A Hudson Valley development
Sec 65 B.L. 1 lots 16-2, 34, 35

Name: K White
Address: 106 Dean Hill Rd
NW
Phone: 564 6527
Representing:

Documents must not be taken from the office and must be returned intact, no later than 4:15 p.m.

Time Out: _____
Time Returned: _____

REGULAR ITEMS:

SHANNON ACRES SUBDIVISION (97-11) DEAN HILL ROAD

Robert DiNardo, Esq. appeared before the board for this proposal.

MR. PETRO: Okay.

MR. DINARDO: Thank you.

MR. PETRO: This project involves subdivision of the total 79.4 acres into 105 single family residential lots, this plan last previously reviewed at the 26 March, 1997 and 24 September 1997 planning board meetings. This is your third appearance.

MR. DINARDO: Thank you. With that background, let me kind of fast forward to what I think are the two more thorny issues which were some wetlands questions and some grading questions. If you recall, we had an area of wetland which is shown if you refer to your maps on the third page and at the last meeting was a question about whether there was lot area compliance because of the definition in the ordinance which requires that we deduct wetlands and there were several lots which perhaps didn't meet the area requirements. What has occurred and how this plan is different from the last one in that regard is that we have lost one lot and that we have and the third page of the map show it we're filling a little less than an acre in total of wetlands which we can do. Federal wetlands allow for those two changes, reduction of one lot and the little bit of filling of the federal wetlands. All of the lots do comply with the area requirements of the ordinance which requires that we net out, do not count federal and state wetlands. So we were very fortunate and pleased with that result. The other issue that there was some concern about were the grades of the driveways and there are road profiles that were submitted to Mr. Edsall and I'm told by Mr. Zappone, the project engineer who is not here tonight, that the road profiles do fall within the ten percent maximum and that he does not perceive any problems with any of

the driveway grades. That was again another concern of the board and your engineer. I guess lastly in terms of major items that I point to that are different or new you can see that on the second page of the plan is the phasing. There are phasing, there are now four phases, pretty evident there. In essence what we're here for this evening is if you think it's appropriate the map is fine, if it's complete enough, we'd like to schedule a public hearing for preliminary approval at your December meeting.

MR. PETRO: Mark says down here I strongly recommend that the applicant consider modifying the plan layout such that the sheets coincide with the phases and map lines between the phases be appropriate as indicated. Right now they do not coincide.

MR. EDSALL: This is fine for what we're talking about for preliminary. What I am suggesting when they set the plans for the submittals to the different agencies they have the plans so that they'll be useful on final and be able to come in phase by phase and get a final approval when they do their plans for agencies, they make that transition.

MR. DINARDO: What happened here they are add-ons and looks like they are assembled.

MR. EDSALL: Plans were laid out wonderfully so you can get the entire subdivision on three sheets, that is before they figured out they want to phase it. Now that they are going to phase it, I suggest they put in more effort that they anticipate phased approval.

MR. PETRO: Also the lead coordination letter is not done at this time, okay, evidently, it's not done because Mark, you haven't received the proper attachments for this letter?

MR. EDSALL: We need, and I spoke with Mr. DiNardo earlier about that, we just need to get updated information since there have been changes to the plan to get to this point, we need to have a new EAF and we'll get some new plans and now since we have a solid preliminary plan, we can now make the circulation.

MR. PETRO: My concern here is that if we have not heard back from any other agency, obviously they haven't even been notified that we're wishing to take lead agency, how can we move forward to do a public hearing when we're not even the lead agency.

MR. EDSALL: Well, I don't know that there's a requirement that SEQRA be closed until we get to the agencies for the individual agency approvals, I don't know that it is a problem to have the public hearing while the lead agency issue is still open. There's a good chance we'll get the responses before the public hearing anyway cause there is only a few agencies.

MR. PETRO: Once we schedule it, what are the other agencies, Board of Health?

MR. EDSALL: DEC and Orange County Department of Health.

MR. PETRO: What if one says we'd like to be lead agency and we have already scheduled the public hearing?

MR. DINARDO: You still have to have the public hearing and if one of the agencies said that well it would probably be the first time but, let them be the lead agency, you still have to go through the hearing process. It may just cause you not to act until after the conclusion of the hearing until they do what they have to do. But I don't see why the two can't track each other side by side.

MR. KRIEGER: I agree.

MR. PETRO: I stand down. Anybody else have any comments at this time? We're basically looking at this to schedule a public hearing, you're going to modify the plan before that time to match Mark's comments here and any other comments that he may have at that time, the title block you have got to get that straightened out.

MR. EDSALL: Just to be honest with you, the comments

are intending to give them some guidance for long term, but I think the plans are very adequate for a public hearing.

MR. DINARDO: And we have, thanks to your secretary, we already have the names and addresses we need and we're ready to go with that right away.

MR. PETRO: This is the only meeting in November and there's only one meeting in December so I just want to relay that to any of the applicants that are here tonight, so if they wish to do anything left in this year, they have one meeting.

MR. DINARDO: Well, we were, Mr. Edsall was good enough to caution us about that and your secretary was very helpful, so we have got a jump start on it, we got a head start.

MR. PETRO: Keep in mind that is going to be probably a crowded meeting, so first come first served. I don't normally kick anyone off, if you want to use those terms, but we may have to because there is so few meetings, I don't think we need much more to look at. Does anybody want to talk about anything on the map or review it again when it comes back in?

MR. STENT: Didn't we have some questions on the drainage between the phases there on Phase 1 and the one to the right of it where the drainage comes down to the corner and you have culvert pipe where it was going to dump out?

MR. DINARDO: Do you recall this, Tony, you may have had the question. Honestly, just don't recall, that is it, we'll make a point of talking to the engineer about it.

MR. STENT: When you do this phase here, you come down through and going to dump out, where is it going to dump out to it dead ends unless you continue this whole phase.

MR. DINARDO: Intersection of Shannon and Peter, okay, I will make sure he articulates where it's discharging.

MR. PETRO: Mark, New York City Board of Water supply up to the, is that north, I can't tell, looks like the north, do they have to be notified as a municipality?

MR. EDSALL: They'll be notified as an adjoining property owner, but I believe that it would be appropriate on the lead agency letter, even though they are not an involved agency to send them one as an interested agency so I will do that with the lead agency letter.

MR. LUCAS: That is the City of New York, City of Newburgh also has some watershed area to the left.

MR. DINARDO: To the left edge, yes, they are an adjoiner also.

MR. PETRO: Ron, do you have anything else now?

MR. LANDER: No, Mr. Chairman.

MR. LUCAS: No.

MR. ARGENIO: I have a very brief question regarding the wetlands. Are we sure that the governing of the wetlands is limited to the DEC or is Army Corps of Engineers involved?

MR. EDSALL: They'll both be involved but because they are holding the fill under one acre they'll have much less of a difficult course if they filled a greater area.

MR. DINARDO: For calculation purposes, we have deducted both out.

MR. PETRO: We have fire approval on 3/20/97, I'm sorry 11/12/97 and that is all we got back, why do we have highway disapproved? So we haven't heard back from highway so let the minutes just reflect the 11/12/97 approval for fire. Can I have a motion to hold the public hearing?

MR. LUCAS: Yes.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Shannon Acres major subdivision, Hudson Valley Development Corporation on Dean Hill and Riley Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. DINARDO: That is December 10, what time?

MR. PETRO: Well, 7:30 but the meeting is December 10 at 7:30, if you have everything in and we can get you into that meeting we'll put you on that meeting. If you are not ready and we're not ready--

MR. DINARDO: As I understand, what else if anything do you need from me?

MR. PETRO: Call Myra tomorrow and let her really detail it for you.

MR. DINARDO: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)

PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22

PROJECT NUMBER: 97-11

DATE: 12 NOVEMBER 1997

DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THE
TOTAL 79.4 +/- ACRES INTO 105 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE AT THE 26 MARCH 1997 AND
24 SEPTEMBER 1997 PLANNING BOARD MEETINGS.

1. The Applicant is submitting a preliminary set of plans for purposes of requesting a Public Hearing at the December Planning Board meeting.

I believe the plans submitted are adequate for scheduling of the Public Hearing and for performing a preliminary review of the project. The plans include the subdivision plats, utility and grading plans, as well as roadway profiles. Utility provides have not yet been submitted, although I believe these can be prepared as part of the design application packages for the water and sewer approvals.

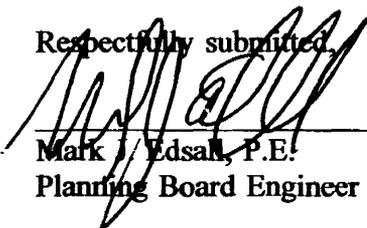
The Planning Board should understand that this project involves four (4) phases and it is likely that the Applicant will seek final subdivision approval for each phase individually. As such, the Applicant should be advised that individual sets will be required for final approval of each phase, and it is noted that these plans, as the project is "split up", does not coincide with these phase lines. It is strongly recommended that the Applicant consider modifying the plan layout, such that sheets coincide with phases and match lines between phases be appropriately indicated.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)
PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22
PROJECT NUMBER: 97-11
DATE: 12 NOVEMBER 1997

2. The Board has authorized a Lead Agency Coordination Letter for this project. At this time, I do not have the proper attachments for this letter. The Applicant should forward twelve (12) sets of the overall subdivision and phasing map, as well as Drawings 3, 4 and 5 for circulation. In addition, we should receive twelve (12) clean and updated copies of the Full Environmental Assessment Form, based on the preliminary application as currently before the Board. Upon receipt of all these documents, I will proceed with the Lead Agency Coordination Letter circulation.
3. It is noted that the title block of the project varies in its location on the plans. It is preferable that same be located at the lower right hand corner of each drawing, with both the title block and the New Windsor block for stamp of approval appearing, when the plans are folded.
4. I have begun a detailed review of the subdivision plans. This detailed review is not complete and, as such, I will hold my current comments until this review is complete, presenting these to the Board at their December meeting.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SHANN3.mk

RESULTS OF P.B. MEETING

DATE: November 12, 1997

PROJECT NAME: Shannon Acres PROJECT NUMBER 97-11

LEAD AGENCY: * NEGATIVE DEC:

M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) 11 S) 11 VOTE: A 5 N 0

WAIVED: YES ___ NO

Sched. P.H.

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.E.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Need Full EAF & New Plan for L.A. Coord. Letter
Address drainage

P.H. 12/10/97 @ 7:30 p.m.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

COPY

REQUEST FOR NOTIFICATION LIST

DATE: October 17, 1997

1763 Hudson Valley Development Group of
New York - c/o Jacobowitz & Gubits,
NAME: Esqs. Robert E. DiNardo, Esq.

TELE: (914) 778-2121

ADDRESS: 158 Orange Ave. P.O. Box 367
Walden, New York 12586

TAX MAP NUMBER: SEC. 65, BLOCK 1, LOT 16.2
SEC. _____, BLOCK _____, LOT 34
SEC. _____, BLOCK _____, LOT 35.2

PUBLIC HEARING DATE (IF KNOWN): November 26, 1996

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET) X
YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET) YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) YES

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET) YES

AMOUNT OF DEPOSIT \$ _____ TOTAL CHARGE \$ 25.00

SHANNON ACRES SUBDIVISION (97-11) DEAN HILL ROAD

Robert DiNardo, Esq. appeared before the board for this proposal.

MR. DINARDO: Robert DiNardo, I'm with Jacobowitz and Gubits, this is Al Zepponi, P.E. with ENTEC Engineering and Tony Danza, project manager is also with us.

MR. PETRO: We met at a workshop meeting, correct, yes?

MR. DINARDO: Give you a quick overview, R-3 zoning district, Dean Hill and Riley Road plan as it is presently constituted is 106 lots, public water and sewer. Our primary purpose tonight is sort of putting you current in terms of the changes in the plans since we saw you last and maybe to talk about where we go from here procedurally and obviously address any problems or concerns you have and get whatever reaction the board and staff would be good enough to give us this evening. The principle change in the plan from when you saw it last in the elimination of the cul-de-sacs which we understood the highway department was interested in. We have also had the corps wetlands mapped and we have just last week finalized delivery of the easement, the access easement to the town. Remind you of a few other things we have the improvement to Dean Hill Road, we're getting little bit ahead of ourselves, we intend to phase it, we're not sure how many, anywhere from two perhaps as many as four phases. So, far as we know, the plan is ready for preliminary hearing with the single exception of the utilities we're waiting for some survey information. Once we have the survey information we'll be able to finalize the utility plan, I'm sorry, there's another item Mr. Edsall has indicated he would like to see some design work on the driveways, he's concerned about the grades of the driveways, as I understand, I hope that since that is a little bit unusual to be done at this stage but we don't have any problem with it. Two things we're hoping to start that right away but we'd like to get your reaction in terms of whether you see any--

MR. PETRO: Start what the design on the driveways. Mark, would like to see some grade work on the

driveways, make sure the driveways can all work, I gather if I can ask not the entire subdivision, just particular lots or sections?

MR. EDSALL: They may not even be of issue when we have the final grading plan and we can see where you're taking the grading for the roads and the side slopes out so we can probably identify the ones we're concerned about later on.

MR. DINARDO: Is that something you need to see before preliminary hearing?

MR. EDSALL: The driveways or the grading?

MR. DINARDO: Grading.

MR. EDSALL: Yes.

MR. DINARDO: But not necessarily the driveway, depending on what you see, the grading plan is how far away?

MR. ZEPPONI: If we're okay with the layout tonight, the grading I think a matter of days.

MR. DINARDO: What else have you missed?

MR. ZEPPONI: I think that is all basically we're waiting for some off-site survey to tie the utilities together.

MR. DINARDO: I'm sorry, sewer is not so much a design or map issue, but as I'm sure you recall, we're dependent on sewer on the whole Majestic Weaving acquisition of sewer there, my office has been involved in that litigation that was holding that up, it was settled this week and I understand the supervisor's been informed of that and I'm very comfortable we can satisfy the town and provide the town with whatever assurances it needs with respect to sewer, I don't know if you want to talk about that now or--

MR. PETRO: No, you know, I'm going over there, we have approximately 15 items from the planning board

engineer. Mark, I don't want to go over all these items, there's too many.

MR. EDSALL: Most of the comments are here as a checklist more to help them understand what we're looking for for the preliminary plans, but the only comment that affects the layout and I think it's something we should get some input from the applicant on is comments 4A, which deals with the definition of lot area and Article 11 of the code, the way it's written, one of the many items that are subtracted from gross lot area to give what's really a net lot area but what's by definition a lot area for zoning purposes are both areas that are under water and areas precluded from development, they haven't subtracted all the federal wetlands but they have subtracted the ponded areas so we need to know whether or not they are going to pursue with the corps the ability to develop all of the areas with federal wetlands and if so, fine, then there is no need to subtract those areas.

MR. PETRO: Needs to be federal or not just New York State, federal also?

MR. EDSALL: Says areas precluded from development and if 90 percent of the lot is federal wetlands, then there is no attempt being made to get a permit to develop that portion of the lot, we virtually are left with a lot that is unusable, they have to either subtract the areas or they have to discuss with the board the fact that they are or are not going to get approval from the corps.

MR. PETRO: Not all federal wetlands may be unusable, you may be able to either acquire a permit to use a portion of it. What you're saying is you need to know that now.

MR. EDSALL: They need to tell us if they are going to pursue the ability to use those portions of the lot and if they are not, or actually what it comes down to you're going to have to have something from the corps in the long run to show us that they have got approval.

MR. STENT: Lot 81 and 82.

MR. EDSALL: Lot 79 which Mike and I were looking at, it looks as if you are really other than squeezing a driveway along the edge by 78, you can't get to your lot.

MR. ZEPPONI: That is why the lot line was shifted to give us enough to get the driveway in. I'm going to guess this is well over a hundred feet deep and then more than exceeds the minimum width but that was exactly the thought process when we located that lot line.

MR. PETRO: What about a buffer zone around the federal wetlands?

MR. EDSALL: There isn't on federal, but there is on state wetlands, I believe what you're showing are all federal wetlands.

MR. DINARDO: Definitionally, the specific reference is to state wetlands, not federal.

MR. EDSALL: There is a portion says areas precluded from development and my concern is you have got some lots that have a significant percentage of the lot as federal wetlands and again, if the board feels that that is fine and someone who purchases a lot that is 32,000 square foot and only has eight or ten that they can develop without getting fined from the federal government.

MR. PETRO: Number 76 is a great example of that.

MR. EDSALL: I just don't think that is the intent of the code, so we have to work that out.

MR. PETRO: Why don't you come up, that is not for us to decide, we don't have the expertise, why don't you come up with something.

MR. EDSALL: Look for an answer from these guys which is I guess whether or not they are going to meet with the corps and try to get a portion of the wetlands areas usable and buildable.

MR. PETRO: See lot number 76, 53,000 square feet, if you had ten that was dry land, you're in good shape.

MR. ZEPPONI: Right, when we saw the specific reference to the state wetlands, we assumed that is because you were specific in that instance that it wasn't with regard to federal, that is not to be pejorative that is just the way we interpreted it when we laid out the lots, we laid them out such that there'd be enough room to purchase the house if somebody purchased it and were unable to use the balance and leave it open and wooded in terms of planning board and bulk and density it addressed all those issues. So it would take a particular kind of home owner though that would buy this with that encumbrance, knowing that he could do nothing.

MR. PETRO: You're presuming everyone is as intelligent as you and understands. This owner could buy it and find out he lives on a postage stamp instead of an acre and a half and be screaming up here. If we're going to use this wetland line almost as a boundary line, Mark, you could have the house almost right up to it and have nothing left.

MR. ZEPPONI: That is correct.

MR. BABCOCK: I think that what we're saying if you subtract this wetlands out of each lot would the lot still be a buildable lot that is what we really need to know.

MR. ZEPPONI: Buildable in terms of the code?

MR. BABCOCK: For lot area for the definition.

MR. ZEPPONI: Definition of being buildable as lot area as opposed to having room to put a house and garage and pool and something else.

MR. BABCOCK: That is correct.

MR. KRIEGER: Complies with the code as opposed to some practical situation.

MR. EDSALL: I'm not trying to imply here that it has to be subtracted in all cases but I do believe that as the chairman pointed out, that we have to have a usable portion left and if someone has a lot that 90 percent is restricted from use by federal law, I don't know that that is the intent of the law to allow that to be an improved lot.

MR. PETRO: Lot 81, 25 percent is usable, 75 percent is not usable.

MR. EDSALL: May mean you have to explore your alternatives with the corporation before we move a lot further on the preliminary layout.

MR. ZEPPONI: Procedurally, how do we do this and yet keep moving forward, can we proceed leaving them as is with the known result being that if by the time you're ready to grant an approval, if we haven't been able to define those that whatever areas are not meeting the standard that we're hearing now that those lots will be merged or conversely should we proceed by maybe taking out a lot line and then proceeding trying to get something to the point where you and I agree and then knowing that we may add a lot line, you understand what I am saying?

MR. DINARDO: Can I suggest this since we're going to phase it so long as the impacted area is not in the first phase, and so long as we know that the fall back position is to eliminate them and merge them or reconfigure them, then we can accomplish the objective of the code without holding the project up because it's at a back end phased.

MR. EDSALL: I think that is a good suggestion because if they have to go to the corps that in many cases tends to be a long process.

MR. LUCAS: What phase is that particular area in?

MR. EDSALL: They haven't phased it yet.

MR. DINARDO: It will not be in the first phase.

MR. PETRO: That is still like a Band-Aid solution, all right, we're still swimming around the problem, you have got it so we can move forward.

MR. DINARDI: We're going to face the problem head-on.

MR. PETRO: To face the problem I would make a suggestion what's the lot, required lot square footage?

MR. BABCOCK: 21,790.

MR. PETRO: If I were buying a house on that lot, Mark, Mike, if I were going to buy a lot and I had 25 percent of it was in the back, maybe I wouldn't be so aggravated. So if I would take 21,780 and take 75 percent of that, this is only an idea, take 75 percent of that and any lot that falls into that category, we can maybe assume would be acceptable to us if you can still--

MR. BABCOCK: I think that it has to for the definition of lot area, I think he has to subtract out the wetland and still have the 21,780 left.

MR. EDSALL: I don't think we can rewrite the law at the planning board meeting. It's either precluded from development or it's not. If it's precluded from development, they have to subtract it. If they demonstrate through a corps permit or some other approval from the corps that they can develop that area then they don't have to subtract it but I think Bob's point--

MR. DINARDO: Suggestion would be assuming we're all defining it and reading the definition right and assuming we can't get a little relaxation from the corps in terms of the ability to develop it and assuming that the planning board was comfortable with losing 25 percent and not more than that planning board could make a recommendation to the zoning board of appeals and we can make an application to the zoning board of appeals, I wouldn't want to make that kind of application.

MR. PETRO: I will go along with that no matter what the law was and if they said that the precluding meant that they could use it, I still wouldn't go along, I wouldn't vote for that lot no matter what. I don't care if they say it's okay, I'm not going to go for a lot that has 75 percent of it in a federal wetlands, you go out your back door, where are you going to go. Find out first, I would go for a recommendation like that and not just stick to the 100 percent maybe 75 percent or only come up with some figure down the road. In the meantime, you can phase this towards the later end, gives you plenty of time to go to the DEC.

MR. DINARDO: We have got to go to health, DEC, we have got a lot of work once they are through preliminary.

MR. EDSALL: Also, Mr. DiNardo's suggestion that they proceed and set up phases and leave the portions most affected by this problem in the last phase, makes a lot of sense, it means they can keep moving on a lot of the other design information.

MR. PETRO: We're open to a good idea, let's put it that way.

MR. DINARDO: Message we're getting and I think it's a good message is we want to see that it works on the grounds, makes sense from a use point of view, if we can get that kind off situation, you'll work with us within the confines of the regulations.

MR. PETRO: As it stands right now, a lot of these lots just not, if I took your aunt and sold her that lot, you'd come look for me tomorrow, I'm sure.

MR. DINARDO: Josephine would be looking for you.

MR. PETRO: Yes, she'd be looking for somebody.

MR. STENT: Jim, do they have to plot houses on the lots?

MR. BABCOCK: They have got buildable areas.

MR. PETRO: Everybody realize you have the three pages

and maps on the side, you don't have any of the phase lines now.

MR. DINARDO: No and because of what we're saying you want to see phase lines?

MR. PETRO: Mark, how else can the board members help you tonight because you have a lot to talk about here.

MR. EDSALL: That was it, the rest of it is really geared toward helping these guys out, having a checklist of what we're looking for for preliminary, that's about it. Well, procedurally, they have given us a preliminary full EAF, I think it's time to get their final full EAF and I'd ask that the board authorize lead agency coordination letter as soon as I get it that way I can start that process.

MR. PETRO: So authorized. Can we answer any other questions for you gentlemen as applicants, you have got a lot of work to do with the engineer.

MR. DINARDO: You have hit the major items, we know we can work with Mr. Edsall to work out the details, we're trying to get the map in shape for a hearing for preliminary, we have got a serious wrinkle, but if we can push it to the back end, we can keep moving.

MR. PETRO: And get the sewer worked out.

MR. DINARDO: And again, I think it is but we'll be given paperwork.

MR. PETRO: Where are you tying in, Riley Road or Dean Hill?

MR. DINARDO: Where is it coming in?

MR. BABCOCK: Both.

MR. PETRO: Water line also?

MR. ZEPPONI: Yes, going to loop it, we're putting a valve I believe here so it won't be connected to the pressure zone. In the event of an emergency, the valve

can be open.

MR. STENT: If we're working backwards because of the phases, we'd then be looking at each phase as it comes up.

MR. PETRO: Well, we really wouldn't be looking at it backwards, we're going to take it, we don't even know which phase he's going to do, so as the phase comes in, that is what we're going to do.

MR. STENT: We're not going to be giving approvals on just one section, we're going to look at Phase 1, Phase 2.

MR. EDSALL: What you will be getting is an overall preliminary plan that you will proceed through SEQRA with and proceed through preliminary approval with, then they'll make their applications to the agencies and they may come back to the board for final approvals a phase as a time, that also is very helpful when it comes time to bond because as you have seen with other applicants, no one in their right mind wants to bond a total project.

MR. LUCAS: Can they approach the federal now?

MR. EDSALL: They could theoretically get through, let's say they break it into five phases, they can have phases 1 through 4 approved and still be working with the corps and Phase 5.

MR. LUCAS: Because that is the time?

MR. EDSALL: Yeah.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)

PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22

PROJECT NUMBER: 97-11

DATE: 24 SEPTEMBER 1997

DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THE
TOTAL 79.4 +/- ACRES INTO 106 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE AT THE 26 MARCH 1997 PLANNING
BOARD MEETING.

1. As the Board is aware, this is the former Husted-Townsend-Purdy property with a new layout. The property is located within the R-3 Zoning District of the Town and the minimum bulk requirements indicated appear correct for the zone and use group.
2. The Applicant has submitted this twelve (12) sheet set as an update to the Planning Board relative to the proposed subdivision preliminary layout. As depicted, each of the 106 lots appear to provide the minimum required lot area, lot width and lot frontage, although some issues need to be addressed as indicated below.
3. The Applicants have indicated these plans as preliminary subdivision plans; however, I would consider same pre-preliminary since all information necessary for a complete preliminary set has not been included. I believe the Board can review these plans for general layout, but the Applicant must understand that corrections and additions are necessary which may effect the final preliminary set submitted for Public Hearing.
4. My initial review of these plans indicates the following concerns and comments:
 - a. The plans depict wetland areas and ponding areas. It would appear that only the ponding areas have been subtracted from the lot areas to yield the individual net areas. The Board may wish to discuss the impact of the wetland areas on the lot areas, based on the definition contained in Article XI of the Town Zoning Code. A reading of the lot area definition indicates that both areas under water and areas precluded from development must be subtracted from the gross lot area to yield the lot area. This appeared to affect several lots.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
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DATE: 24 SEPTEMBER 1997

- b. The utility and grading plans (Sheets 4, 5 and 6) should include lot number designations for ease of review.
- c. The utility and grading plans do not include proposed grading for the project roadways. It is essential that this be indicated to demonstrate the disturbance area and limits of cuts and fills. If grading extends outside the road right-of-way, temporary construction/grading easements should be indicated. Compliance with Town Roadway Specification side slopes should be accomplished.
- d. Utility and grading plans should identify all individual catch basins and manholes by number, including appropriate invert and rim elevations.
- e. All piping on the utility and grading plans should have the appropriate size and material indicated.
- f. Roadway profiles should all include complete vertical curve information for all roadway intersections and other vertical curves. Compliance with Town Highway Specifications should be demonstrated.
- g. It is preferred that separate utility profile plans be prepared for sewer and water improvements. These would be necessary for agency application, although the Board may wish to consider not requiring these utility profiles and part of the preliminary Public Hearing package.
- h. The preliminary Public Hearing package should include details for roadway construction, utility construction, etc.
- i. The plan should include locations for necessary street lighting.

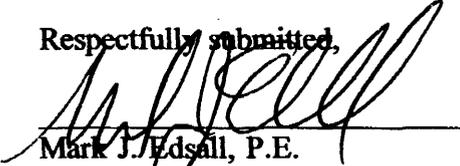
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)
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DATE: 24 SEPTEMBER 1997

5. The Applicant previously submitted a preliminary Full Environmental Assessment Form for the project. Inasmuch as some further definition of the project has occurred since early this year, it is recommended that the Board request a new/updated Full Environmental Assessment Form, such that the SEQRA review process can be initiated. Once received, I recommend that the Board authorize a Lead Agency Coordination Letter since several agencies will be involved in approval of this project.

6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SHANN2.mk

RESULTS OF P.B. MEETING

DATE: September 24, 1997

PROJECT NAME: Shannon Acres PROJECT NUMBER 97-11

Need L.A. Coord. Letter
LEAD AGENCY: _____ * NEGATIVE DEC: _____

M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.E.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Need sewer capacity from "Maystic"
Will Federal wetlands be developed? If so need
approval from Corps.

Need final E.A.F. Submitted

Overall plan - final approvals will be Phased
Separately

SHANNON ACRES

MR. EDSALL: If everyone could just listen one minute, look at the Shannon Acres plan that we have one on each table?

MR. BABCOCK: Used to be the Husted Townsend Purdy.

MR. EDSALL: They had wanted to convey to the board that they heard you loud and clear and heard the highway superintendent as far as layout, but they really hadn't made a lot of progress, so it didn't pay for them to come back in. I wanted to give you a 30 second update. If you go over to the bottom of the page where Dean Hill Road is you can see that they are able to eliminate that cul-de-sac, they have connected it back up in the middle of the plan where the road is, they have been able to eliminate that cul-de-sac and connect it in. They wanted you to know they appreciate your input and they have now got all the roads as through roads, I think Mr. Pullar is very happy now, they are just going to make sure that the grading works so to safe them from driving all the way from New

April 23, 1997

25

Jersey, I said I will let you know so that is it.

MR. LANDER: Looks better.

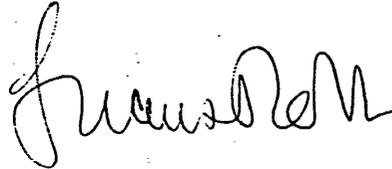
MR. DUBALDI: Motion to adjourn.

MR. LANDER: Second it.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

Respectfully Submitted By:



Frances Roth
Stenographer



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4630
Fax: (914) 563-4693

OFFICE OF ATTORNEY FOR TOWN

May 8, 1997

Robert E. DiNardo, Esq.
Jacobowitz and Gubits
158 Orange Avenue-P. O. Box 367
Walden, N. Y. 12586-0237

Re: Hudson Valley O.P. Open Fees

Dear Bob:

I am replying to your letter dated April 30, 1997. I am asking the Secretary to the Planning Board to furnish you with the information about when the fees were incurred and to whom they were billed.

With respect to your question about whether the Town has made any effort to collect these fees in the past, the answer is that the applicant was requested to make the payments in accordance with the Town of New Windsor Standard Schedule of Fees Local Law.

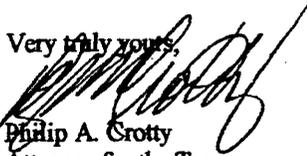
The policy with respect to the collection of fees for subdivision has been in effect and since the adoption of the Subdivision Regulations in 1960, which contained a provision for payment of fees in Section 8 of that regulation. The actual amount of the fee in a specific instance is set forth in the Standard Schedule of Fees Local Law, Section 19-3A(3).

With respect to your question about whether this policy has been uniformly implemented in the past, I can only tell you that there is one outstanding case involving the nonpayment of fees which involves a major subdivision. That is presently in litigation in the Supreme Court. The name of that case is Town of New Windsor ads. Park Road Subdivision.

The legal authority I rely on is the above two references to the Town Code. I respectfully submit that your client should have checked into the status of the open fees when it took title to the land.

The land which your client purchased was enhanced by the review of the application by the Town Planning Board, and your client will benefit from that. I hope this answers your questions.

Very truly yours,


Philip A. Crotty
Attorney for the Town
pac/pab

cc: Supervisor Meyers
James R. Petro, Chairman-Planning Board
Michael Babcock, B. I.
Mark J. Edsall, P. E.
Andrew S. Krieger, Esq.-Attorney-Planning Board
Myra Mason, Secretary- Planning Board
All with attachment-DiNardo's 4/30/97 Letter

*Recd. TA
Office
5/1/97*

GERALD N. JACOBOWITZ
DAVID B. GUBITS
JOHN H. THOMAS, JR.
GERALD A. LENNON
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(914) 778-2121 (914) 427-2101
(914) 778-5173 FAX

April 30, 1997

J. BENJAMIN GAILEY
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ROBERT E. DINARDO
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GEORGE W. LITHCO
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Philip A. Crotty, Esq.
Town of New Windsor
555 Union Ave
New Windsor, N.Y. 12553
Via Fax 563-4693

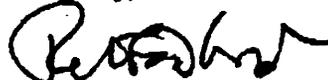
Re: Hudson Valley L.P./Open Fees

Dear Phil:

We represent this project and our client has forwarded us a copy of you letter of April 10, 1997. I would appreciate receiving a copy of the memo you refer to relative to the fees running with the land. Also, please let me know when these fees were incurred and to whom they were billed. Has the town made any efforts to collect these fees in the past? How long has this policy been in effect and has it been uniformly implemented in the past? If a present applicant were to pay the old fees of another applicant, will the town assign its rights against the former owner so that the present owner can institute action against the former owner?

Our client will not avoid a legal responsibility for a bill. However, I am not familiar with any legal authority requiring payment in these circumstances. I will be happy to discuss the matter with you after I have an opportunity to review your memo. Thank you.

Sincerely,


Robert E. DiNardo

cc: Client

*Rec'd. 9/11/97
TA off*

*cc:
Myra*

GERALD N. JACOBOWITZ
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E-mail: info@jacobowitz.com
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Fax #: 563-4693

RE: Shannon Acres Easement to T/O
New Windsor

To: Phillip Crotty, Esq. Attn: Pat

File #: 1733-47

Date: September 11, 1997

From: Marina

Phone #:

Total Pages: 5

Original will NOT follow

Original will follow via

Attached Documents:

Message: Pat: Attached is easement to Town signed by our client. Please have supervisor sign same. I am sending the original via UPS overnight delivery. Return to me for filing with Orange County unless you file it. I would appreciate your advising Myra that you have received the easement. She said she would call me to confirm that we are on the Planning Board agenda after you received same. Thanks for all your help. Marina

NOTICE

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IF YOU HAVE PROBLEMS RECEIVING THIS FAX PLEASE CALL 914-778-2121.

APPL NUMB.
97-11

FILE DATE
03/20/97

SEC-BLK-LOT
65-1-16-2

STATUS
OPEN

PROJECT NAME: SHANNON ACRES SUBDIVISION
LOCATION: DEAN HILL ROAD (NORTHEAST SIDE)

TYPE: 1

OWNER'S NAME: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR PHONE: (201) 304-0606
ADDRESS: 5 SICOMAC ROAD, NORTH HALEDON, NJ 07508

APPLICANT'S NAME: HUDSON VALLEY DEVELOPMENT OF NEW WINDSOR PHONE: (201) 304-0606
ADDRESS: 5 SICOMAN ROAD, NORTH HALEDON, NJ 07508

PREPARER'S NAME: ZEPPONI, ALEX (ENTEC) PHONE: () -
ADDRESS: CENTURY PLAZA, 15 ESSEX ROAD, PARAMUS, NJ 07652

PROXY/ATTNY'S NAME: JACOBOWITZ & GUBITS (WOLINSKY) PHONE: (914) 778-2121
ADDRESS: 158 ORANGE AVENUE - WALDEN, NY 12586 PO BOX 367

NOTIFY: WOLINSKY, LARRY PHONE: (914) 778-2121

STAGE	ACERAGE 79.400	ZONED R-3	SCHL-DISTR	AMBU-DISTR	FIRE-DISTR
	SIZE		CLASS 0	LIGHT-DIST	SEWER-DIST

AS OF: 03/21/97

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 86- 91

CLIENT: HEWITT - TOWN OF NEW WINDSOR

TASK-NO	SEC	--DATE--	TRAM	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	DOLLARS		BALANCE
										EXP.	BILLED	
86-81	77628	02/01/87	TIME	MJE	MC	HUSTED-TOWNSEND	40.00	0.50	20.00			
86-81	77629	02/08/87	TIME	MJE	MC	HUSTED TOWNSEND	40.00	1.00	40.00			
86-81	77630	02/08/87	TIME	FND	CL	HUSTED-TOWNSEND	17.00	0.50	8.50			
86-81	77631	03/22/87	TIME	MJE	CM	HUSTED TOWNSEND	40.00	1.00	40.00			
86-81	77632	07/19/88	TIME	MJE	MC	HUSTED TOWNSEND PURDY	40.00	0.80	32.00			
86-81	77633	07/20/88	TIME	MJE	CL	H T P	17.00	1.00	17.00			
									157.50			
36-81	77634	06/17/88				BILL H T P Partial Bill					-157.50	
											-157.50	
86-81	77635	09/28/88	TIME	MJE	MC	H T P	40.00	0.30	12.00			
86-81	77636	09/29/88	TIME	MJE	MC	H T P	40.00	0.50	20.00			
86-81	77638	09/30/88	TIME	MJE	CL	HUSTED	17.00	1.00	17.00			
86-81	77637	10/10/88	TIME	JMF	MR	HUSTED TOWNSEND PURD	40.00	0.30	12.00			
									51.00			
86-81	77639	12/19/88				BILL PARTIAL					-61.00	
											-61.00	
86-81	77640	02/04/89	TIME	MJE	MC	H T P	60.00	0.30	18.00			
86-81	77641	02/08/89	TIME	MJE	CL	HUSTED, TOWNSEND, PURDY	19.00	0.50	9.50			
86-81	77642	03/15/89	TIME	MJE	MC	HUSTED TOWNSEND PURD	60.00	0.30	18.00			
86-81	77643	03/15/89	TIME	MJE	CL	PURDY SUB	19.00	0.50	9.50			
86-81	77644	04/03/89	TIME	MJE	MC	H T P	60.00	0.30	18.00			
86-81	77645	04/10/89	TIME	MJE	MC	H T P	60.00	1.00	60.00			
86-81	77646	04/10/89	TIME	EJ	CL	HUSTED-TOWNSEND SUB	19.00	0.50	9.50			
86-81	77647	04/11/89	TIME	EJ	CL	HUSTED-T - PB CORNS	19.00	0.50	9.50			
86-81	77649	05/16/89	TIME	MJE	MC	H T P	60.00	0.30	18.00			
									170.00			
86-81	77648	05/10/89				BILL inv89 263					-152.00	
											-152.00	
86-81	77650	06/12/89	TIME	MJE	MC	H T P	60.00	1.10	66.00			
86-81	77651	06/13/89	TIME	MJE	MC	H T P	60.00	0.50	30.00			
86-81	77653	06/13/89	TIME	EJ	CL	HUSTED/PURDY	19.00	0.50	9.50			
86-81	77652	06/14/89	TIME	MJE	MC	H T P	60.00	1.00	60.00			
86-81	77654	06/14/89	TIME	EJ	CL	HUSTED/TOWNSEND	19.00	0.20	3.80			
86-81	77655	06/19/89	TIME	MJE	MC	H T P	60.00	0.50	30.00			
86-81	77656	06/21/89	TIME	MJE	MC	H T P	60.00	0.50	30.00			
86-81	77658	06/21/89	TIME	EJ	CL	HUSTED-TOWNSEND-PUR	19.00	0.50	9.50			
86-81	77657	06/22/89	TIME	MJE	MC	H T P	60.00	0.50	30.00			

AS OF: 03/21/97

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-36 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 86- B1

CLIENT: NEWMEN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	FRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
85-81	77660	08/07/89	TIME	NJE	CL		19.00	1.00	19.00		
86-81	77659	08/10/89	TIME	NJE	MC HTP		60.00	1.00	60.00		
									547.80		
86-81	77651	09/18/89			BILL INV 89-369					-565.80	
										-365.80	
86-81	77663	11/01/89	TIME	PJH	MR PURDY DRAINAGE REV		40.00	2.00	80.00		
86-81	77664	11/01/89	TIME	SJG	CL HUSTED-PURDY		19.00	0.50	9.50		
86-81	77652	11/04/89	TIME	NJE	MC HTP		60.00	1.40	84.00		
86-81	77655	11/07/89	TIME	MJE	MC HTP		60.00	0.50	30.00		
86-81	77668	11/07/89	TIME	SJG	CL HUSTED		19.00	0.50	9.50		
86-81	77666	11/09/89	TIME	NJE	MC HTP		60.00	0.50	30.00		
86-81	77667	11/10/89	TIME	MJE	MC HTP		60.00	0.50	30.00		
86-81	77659	12/09/89	TIME	MJE	MC HTP		60.00	0.40	24.00		
86-81	77671	12/11/89	TIME	MJE	MC HTP		60.00	0.30	18.00		
86-81	77673	12/11/89	TIME	PJH	MR H&P DRAINAGE		40.00	3.00	120.00		
86-81	77676	12/11/89	TIME	SJG	CL HTP		19.00	0.50	9.50		
86-81	77675	12/12/89	TIME	SJG	CL HTP		19.00	0.50	9.50		
86-81	77672	12/13/89	TIME	MJE	MC HTP		60.00	0.50	30.00		
86-81	77674	12/13/89	TIME	KRB	CL HUSTED, TOWNSEND		19.00	0.50	9.50		
									489.76		
86-81	77670	12/11/89			BILL INV 89-481					-297.00	
86-81	77677	02/13/90			BILL INV 90-143					-192.70	
										-489.70	
86-81	77678	04/19/90	TIME	MJE	MC HTP		60.00	0.20	12.00		
86-81	77679	04/26/90	TIME	MJE	MC HTP		60.00	1.00	60.00		
86-81	77680	04/27/90	TIME	MJE	MC HTP		60.00	0.50	30.00		
86-81	77691	06/19/90	TIME	MJE	MC HTP		60.00	0.30	18.00		
86-81	77682	07/06/90	TIME	MJE	MC HTP-CALLS		60.00	0.30	18.00		
86-81	77683	08/03/90	TIME	MJE	MC HTP		60.00	0.20	12.00		
									150.00		
86-81	77684	08/06/90			BILL INV 90-297					-138.00	
										-138.00	
86-81	77585	09/13/90	TIME	MJE	PH HTP W/APP		60.00	1.50	90.00		
86-81	77587	09/14/90	TIME	MCK	CL MEMO: PURDY SUB & W&B		25.00	0.50	12.50		
86-81	77586	09/15/90	TIME	MJE	PH HTP W/APP		60.00	0.30	18.00		
86-81	77688	09/17/90	TIME	MJE	MC HTP		60.00	0.20	12.00		
86-81	77589	09/20/90	TIME	MJE	MC HTP		60.00	1.50	90.00		

AS OF: 03/21/97

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 86- 81

TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
										EXP.	BILLED	BALANCE
86-81	77690	09/21/90	TIME	MJE	MC	HTP	60.00	0.50	30.00			
86-81	77691	09/21/90	TIME	MCK	CL	MEMO:PUREY SUBD	25.00	0.50	12.50			
86-81	77692	09/25/90	TIME	MJE	MC	HTP	60.00	0.50	30.00			
86-81	77693	09/26/90	TIME	MJE	MC	HTP	60.00	0.50	30.00			
86-81	77694	10/22/90	TIME	MJE	MC	HTP	60.00	0.50	30.00			
									331.00			
26-81	77695	11/05/90				BILL 90-390						-343.00
												-343.00
96-81	77696	12/21/90	TIME	MJE	MC	HTP - CALLS RE:WATER	60.00	0.50	30.00			
86-81	77704	01/10/91	TIME	MJE	MC	HTP	65.00	0.50	32.50			
86-81	77714	01/16/91	TIME	ROM	MC	HOUSTON, TOWN & PERRADY	65.00	1.50	97.50			
86-81	77713	01/15/91	TIME	ROM	MC	HOUSTON, TOWN & PERR.	65.00	1.00	65.00			
86-81	77709	01/22/91	TIME	MJE	MC	HTP	65.00	0.30	39.50			
86-81	77699	01/23/91	TIME	MJE	MM	12 MOS PRELIM EXT	65.00	0.10	6.50			
86-81	77711	01/23/91	TIME	MCK	CL	MUSTEC TOWNSEND	25.00	1.00	25.00			
96-81	77718	02/21/91	TIME	ROM	MC	MUSTEC-WTR SYS REV	65.00	0.50	32.50			
86-81	77721	02/28/91	TIME	MJE	MC	HTP-CALLS	65.00	0.50	32.50			
									341.00			
86-81	77715	02/12/91				BILL INV 91-175						-276.00
												-276.00
86-81	77723	03/07/91	TIME	MJE	PM	HTP-MTGG W/APP	65.00	1.50	97.50			
86-81	77762	05/15/91	TIME	MJE	MC	HTP CALL	65.00	0.30	39.50			
86-81	77773	06/17/91	TIME	MJE	MC	HTP	65.00	0.20	13.00			
86-81	77732	06/27/91	TIME	ROM	MC	HOUSTON/REVIEW RPT	65.00	1.00	65.00			
									195.00			
86-81	77776	06/26/91				BILL INV 91-375						-182.00
												-182.00
86-81	77783	07/11/91	TIME	ROM	MC	HOUSTON/REV ENG RPT	65.00	1.00	65.00			
86-81	77781	07/17/91	TIME	MJE	MC	HTP - CALLS	65.00	0.30	39.50			
									84.50			
86-81	77785	08/08/91				BILL 91-456						-162.50
												-162.50
86-81	77805	01/21/92	TIME	MJE	MC	HTP SEWER - CALL	65.00	0.30	39.50			

AS OF: 03/21/97

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 86- 01

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS		
										EXP.	BILLED	BALANCE
86-81	78573	04/21/94	TIME	MCK	CL	MEMG-HUSTED TOWNSEND	25.00	0.50	12.50			
									12.50			
86-81	78820	06/31/94				BILL 94-474 9/14/94 PD					-33.50	
											-53.50	
						TASK TOTAL			3144.50	0.00	-5144.50	0.00
						GRAND TOTAL			3144.50	0.00	-5144.50	0.00



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)

PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22

PROJECT NUMBER: 97-11

DATE: 26 MARCH 1997

DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THE
TOTAL 79.4 +/- ACRES INTO 110 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. This application involves the property of the former application of Husted-Townsend-Purdy for a major subdivision (Application 86-81). One of the first steps the Board should take procedurally is to insure that the former file has been "closed-out" to their satisfaction.
2. The property is located within the R-3 Zoning District of the Town. The subdivision is submitted based on the availability of both central sewer and central water. The bulk requirements shown on the plan appear correct for the zone and use group, although the preliminary plan submitted should include an expanded bulk table providing the required values for maximum height, minimum livable area and maximum development coverage. In addition, the table should be expanded to be in tabular form and provide compliance values for each lot (the plan as currently submitted is a basic concept plan and does not include lot areas).
3. From a concept standpoint, I believe the layout appears reasonable, although I will need additional information, such as roadway profiles and site grading plans to determine if the roadway and lot layout is suitable to the existing contours.
4. The preliminary plan should include complete sewer and water layout and design information, such that sewer availability and water availability can be demonstrated for each lot.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

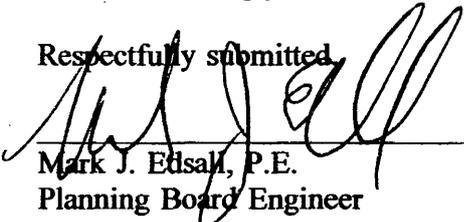
REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)
PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22
PROJECT NUMBER: 97-11
DATE: 26 MARCH 1997

5. The Board should be aware that the Applicant intends to relocate Dean Hill Road (as previously proposed), and upgrade the roadway structure to match the width and configuration of existing improved areas of Dean Hill Road, with the pavement structure to meet current Rural Street Specifications. This will be further reviewed and the preliminary submittal should include plans, profiles and details of this improvement.
6. This application will require the review of the New York State Department of Environmental Conservation and Orange County Department of Health, in addition to the Town review. These referrals will be made once design plans are complete.
7. My records indicate that the Applicant has not submitted an Environmental Assessment Form for the project, which is a requirement. The resubmittal should include a completed Full Environmental Assessment Form for the project.

Also regarding the SEQRA review process, this application should have a coordinated review with the other involved agencies. Once we receive the proper Assessment Form, I recommend the Board authorize a Lead Agency Coordination Letter be issued.

8. The Applicant has not reserved an area for a water quality basin related to the Stormwater Management on the site. The Applicant should be aware of the need to prepare a Stormwater Management Plan, including soil erosion and sediment control plans, all in accordance with the SPDES Permit for construction related activities.
9. At this time I have insufficient information to prepare a more detailed review; however, once preliminary plans are submitted, I will review same and advise the Board accordingly.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:SHANN.mk

SHANNON ACRES SUBDIVISION (97-11) DEAN HILL ROAD

Larry Wolinsky, Esq. appeared before the board for this proposal.

MR. LANDER: I am an attorney with Jacobowitz and Gubitz. Good evening, everybody, this is a subdivision application involving 79.4 acre parcel located between Dean Hill Road and Riley Road. Just to give you some prior history, you may recall the parcel at one point in time had preliminary subdivision approval for 116 lots, I believe it was known as the Purdy Townsend subdivision and at that time, the property was placed in water district number ten, project was subsequently abandoned. There is now a new developer builder who has taken over Hudson Valley Development of New Windsor that is the applicant before you this evening, the current application that is before you recites 110 lots to be served by municipal sewer and water, however, based on some, a recent site visit, and the discovery of a wet area on an adjoining property which impacts the property, and also as a result of accommodating an easement concern of the town and trying to eliminate cul-de-sacs, we have actually did a little bit of redesigning and it's now reduced down to 108 lots, it's in the R-3 zoning district, all the lots exceed the minimum square footage. We have met with your town engineer in a pre-application conference on two occasions and basically we're here this evening for sketch plan review, hopefully if we can get your blessings on the sketch plan here, we'll go ahead and invest the time and money into putting the preliminary plans together and take it from that point forward. With me tonight is Tony Danza who is the project manager who can take you through the plan a little bit more.

MR. PETRO: Didn't we just do some lot line changes around this property for somebody else?

MR. STENT: That was for the tower.

MR. LANDER: Excuse me, you had said that originally there was 110 now there's going to be 108?

MR. WOLINSKY: Yes.

MR. LANDER: Is this the latest map because this has 110.

MR. DANZA: The changes on the latest map were caused by discussions that we had at the workshop with Mark and we eliminated this cul-de-sac and made a through street since you got the map we had this through and eliminated that. Second thing we did is we had a site visit, we notice the wet area here, we bowed this road out and we lost two lots in doing that to stay out of the wet area. The third thing that we did by Mark's instructions, we actually had about four or five workshops, the municipality needs an easement up into Mr. Kartiganer's property towards the tower, that easement we got the metes and bounds of the easement and Mark wanted it to be 50 foot wide instead of 25 so these are the changes to that map.

MR. LUCAS: Where is the tower located?

MR. DANZA: Tower is up here, this is Kartiganer's property, the easement that we're going to give to the municipality will come through ours and we made it a 50 foot wide easement and we adjusted those lots, we're willing to give that to the municipality and to Kartiganer's property.

MR. LUCAS: Getting to the tower?

MR. DANZA: Yes, goes up into this area.

MR. PETRO: What part of Dean Hill are you going to be improving?

MR. DANZA: Dean Hill Road improvement would be down in this area here, this area of Dean Hill Road comes up over the road, it's blacktopped to about this point then it goes to a dirt road all the way out to Riley Road on this end.

MR. LUCAS: Where is the trailer court and--

MR. DANZA: Trailer court is over here, one of the

suggestions that we discussed at the workshop, final workshop was very helpful, they gave us a lot of direction, the property on this side of Dean Hill Road we own, we would relocate the road here, give that property off to those property owners, straighten it out and make it more of a through street.

MR. PETRO: You're going to pave the road and bring it up to town specs that portion?

MR. DANZA: Yes, bring that in here, here to here and then from here on out, it's a dirt road.

MR. EDSALL: Just so the record doesn't get cloudy, what they have agreed to do is put in a pavement structure to match the current road spec but they are not going to put in curbs that the rest of the road doesn't have so--

MR. PETRO: They have another access up forward on Riley.

MR. DANZA: Yes.

MR. PETRO: It's going to go all the way through?

MR. DANZA: Yes.

MR. STENT: Where is Mt. Airy Road?

MR. DANZA: Mt. Airy Road is up here.

MR. PETRO: So you are going to actually going to have three accesses not counting that cul-de-sac?

MR. LANDER: Town water here?

MR. DANZA: Yes, this was a created water district, this is water district ten.

MR. LUCAS: Sewer?

MR. DANZA: Yes.

MR. PETRO: Do you have sewer capacity?

MR. EDSALL: They'll have the same availability as everyone else to get a reallocation through Majestic Weaving district or have the option of waiting for the moratorium to go away.

MR. PETRO: But I mean if they go ahead, they are going to put it in dry?

MR. EDSALL: The lot layout is based on municipal sewer so they cannot put on site systems therefore at preliminary, they are going to have to explain to us how they are going to get the sewers.

MR. PETRO: All right, what else? Okay, just to go over this, this was a previous application at one time as you're aware and there's outstanding fees are due on the application and we're due fees, we're looking at this, did they pay their fees?

MS. MASON: Yes, for the new application, yes.

MR. PETRO: Why would they be liable for the old fees?

MS. MASON: We have two applications for the same piece of property right now.

MR. PETRO: Who owns the property? Do they have a proxy then to represent that?

MS. MASON: I don't know. We have a proxy for the new application, yes.

MR. PETRO: Then I think that should supersede the old one and close the old one out.

MS. MASON: Maybe Andy can help us with that.

MR. PETRO: Andy, do you have any objection to that?

MR. LANDER: Who owns the property?

MR. WOLINSKY: Our client, Hudson Valley owns the property.

MR. KRIEGER: Who opened the property at the time the other application was made?

MR. WOLINSKY: Purdy Townsend.

MR. KRIEGER: So they told sold the property, is that it, and this applicant is coming here after that sale?

MR. DANZA: Yes.

MR. WOLINSKY: Yes.

MR. LANDER: They shouldn't be liable for them.

MR. WOLINSKY: I hope not.

MR. DANZA: We put our fees in \$8,600 based on 110 lots.

MR. PETRO: There's a lien.

MR. KRIEGER: No, I know what you meant in concept wise.

MR. BABCOCK: Do we know how much fees are?

MS. MASON: It's in excess of \$3,000.

MR. KRIEGER: This applicant, unless we can establish some tie or relationship to the prior application this applicant isn't responsible for it, I think it's pretty clear by selling the property that the prior applicant has abandoned their development.

MR. PETRO: And the bond.

MR. EDSALL: Well and not only in this town, but in other towns if a new applicant is reusing information, many times it's to their advantage to make sure the town has the ability to reuse the information, but you don't intend to reuse any of the old information, this layout is different, the water is different, the sewer is different, so really as far as the Husted Townsend and Purdy application goes and there was quite a bit of time put into it, they were at DEC and Health

Department there's nothing that benefits you.

MR. WOLINSKY: Not that I am aware of.

MR. DANZA: Not that I am aware of.

MR. EDSALL: You're starting from scratch.

MR. WOLINSKY: Yes.

MR. EDSALL: Just so we don't set a precedent if someone does change hands and they want to reuse information there may be an obligation but there's no ties.

MR. KRIEGER: Whoever is responsible is the prior applicant, can you collect from them, well, my crystal ball's in the shop.

MR. PETRO: Check with with Mr. Crotty tomorrow or Thursday when he's in, explain it to him and give him our feeling that this particular applicant is not responsible, maybe there's legal recourse to the old one that takes care of that. There's quite a bit of information in conceptually if everything works you have the sewer, you have the water, you have three outlets, do we have anything from the highway department yet? It's been disapproved by the highway, eliminate cul-de-sac on Road D, I think you have done that, and secondly, Road E and make them a through street, which is Road E so that is from the highway department, that is, and then there's also Road D I'm sorry, D is the one that you have done.

MR. BABCOCK: D is still a cul-de-sac.

MR. DANZA: They are suggesting to tie this in also.

MR. PETRO: Correct.

MR. DANZA: Procedurally, could we go back to another workshop before we're back here?

MR. PETRO: If you'd like, sure.

MR. BABCOCK: You also are eligible to meet with the highway superintendent to find out what his feelings are, why he needs these through roads.

MR. EDSALL: Look at lot 45 and see if it would be of adequate size if the road comes along through there cause you could pick frontage off the extended Road D.

MR. DANZA: These lots, lots 45, 46 all face out on this Road E.

MR. EDSALL: 45 could face on the cul-de-sac road if it is extended, we can look at that at the workshop.

MR. PETRO: Watch you're not too close to the other intersection, that is the only thing I would say.

MR. EDSALL: No problem, we'll look at it.

MR. PETRO: That is from the fire department. I'm just trying to help you out with some things, just take Mark's comments basically go back, if you want to go back to another workshop, that is excellent, work that out, you might even coordinate with highway department to be there, that is fine and it comes back fine here and you can start with the Board of Health and get going.

MR. WOLINSKY: Are your comments different than what we went over on March 19?

MR. EDSALL: I will give them to you.

MR. PETRO: Conceptually from the board does anyone have a problem with the subdivision?

MR. LANDER: No.

MR. LUCAS: Not at all.

MR. PETRO: I like the idea of the through street to Riley Road.

MR. LUCAS: Yes.

MR. DANZA: We looked at it to come through this way but it couldn't.

MR. PETRO: Is this one a new street that you are developing?

MR. DANZA: No, it exists up in here, there's houses on it.

MR. PETRO: No, no, not that, the Dean Hill.

MR. DANZA: Dean Hill is there, that is existing.

MR. PETRO: I know that goes all the way out to Riley, I have walked that road, the only one that is going to connect to Riley Road up in the center of your subdivision that is completely new, there's no paper road there, there's nothing there?

MR. EDSALL: That is completely new.

MR. PETRO: I like that, need more of that.

RESULTS OF P.E. MEETING

DATE: 3/26/97

PROJECT NAME: Marion Acres PROJECT NUMBER _____

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) ___ S) ___ VOTE: A ___ N ___ M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Check w/ Phil Crotty for previous application & fees
Met w/ Jim Pullar re: Cul-de-sac.
Conceptual Approval.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97-11

WORK SESSION DATE: 16 JUNE 1999 APPLICANT RESUB.
REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Shannon Acres

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Tony D, Al Z, Bob D.

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Rich _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- DEC + water quality + pending meeting Tues
- DOH - done!
- Bob Dinardo to contact
- Ponds - parcel description for bond estimate] if phasing plan
- (T/S) - Developer Agent
- 1/2 Board Est.
- District
- Det Pond Res.

Test Agenda 7/14

- Approval Box
- Name change roads

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion item for agenda
- _____ ZBA referral on agenda

pbwsform 10MJE98



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Main Office
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New Windsor, New York 12553
(914) 562-8640
 Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # _____

WORK SESSION DATE: 21 April 99 APPLICANT RESUB. REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: Not now

PROJECT NAME: Shanna Acres

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Bob Lirardo/Al Z/Tony Danza.

MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. X
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- water quality ponds - PEC approval
- SPS disc F/m problems
- possible meetings 4th or 6th w/ group + ADM with a followup mtg w/ ADM.
- + determine FM discharge point
- + Total project cost (PS + FM + X_g + lease + design)
- + Developer share
- + # existing residences + cost to each.
- + FM route & easements needed

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion on item for agenda
- _____ ZBA referral on agenda

pbwsform 10MJ98



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 97-11
 WORK SESSION DATE: 3 FEB 99 APPLICANT RESUB. REQUIRED: _____
 REAPPEARANCE AT W/S REQUESTED: _____
 PROJECT NAME: Shannon
 PROJECT STATUS: NEW _____ OLD X
 REPRESENTATIVE PRESENT: Bob D, Terry D, A12
 MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. X
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

gen'l disc

ongoing

CLOSING STATUS

- _____ ~~Set for agenda~~
- _____ ~~possible agenda item~~
- _____ ~~Discussion item for agenda~~
- _____ ~~ZBA referral on agenda~~

pbwsform 10NJE98



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR P/B # 97 - 11
 WORK SESSION DATE: 17 JUNE 98 APPLICANT RESUB.
 REAPPEARANCE AT W/S REQUESTED: Not now REQUIRED: later
 PROJECT NAME: Shannon Acres
 PROJECT STATUS: NEW _____ OLD _____
 REPRESENTATIVE PRESENT: al z; Tony D. ; Bob D.
 MUNIC. REPS PRESENT: BLDG INSP. _____
 FIRE INSP. X
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

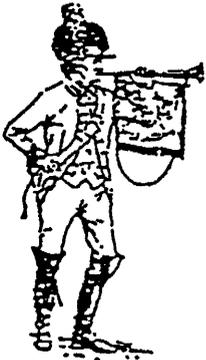
ITEMS TO BE ADDRESSED ON RESUBMITTAL:

received copy of water
aff plans for review

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 11

DATE PLAN RECEIVED: RECEIVED NOV 7 - 1997 *Rev 2*

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

RECEIVED

NOV 12 1997

N.W. HIGHWAY DEPT.

[Signature] 11/13/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 11

DATE PLAN RECEIVED: RECEIVED NOV 7 - 1997 Rev 2

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Shannon Giles has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water mains are in area but not ready
for use as yet -

HIGHWAY SUPERINTENDENT DATE

John D. Dis... 11-12-97

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Shannon Acres

Date: 12 November 1997

Planning Board Reference Number: PB-97-11

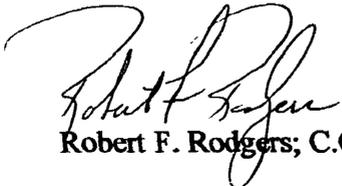
Dated: 7 November 1997

Fire Prevention Reference Number: FPS-97-059

A review of the above referenced subject subdivision plan was conducted on 12 November 1997.

This subdivision plan is acceptable.

Plans Dated: 17 October 1997.



Robert F. Rodgers; C.C.A.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 97-11

WORK SESSION DATE: 17 SEPT 97

APPLICANT RESUB.
REQUIRED: new plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Shanna Acres

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Tony D.

- MUNIC REPS PRESENT:
- BLDG INSP. _____
 - FIRE INSP. X
 - ENGINEER X
 - PLANNER _____
 - P/B CHMN. _____
 - OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

4 sets layout plans
only

add bulk



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**PLANNING BOARD WORK SESSION?
RECORD OF APPEARANCE ?**

TOWN/VILLAGE OF New Windsor P/B # 97-11

WORK SESSION DATE: 18 Jun 97 APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Shannon Acres

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: _____

MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. Bob _____
 ENGINEER X _____
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

No Show



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CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97-11

WORK SESSION DATE: 7 May 97

APPLICANT RESUB.
REQUIRED: Prelim Plans

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: Shannon Acres

PROJECT STATUS: NEW _____ OLD o

REPRESENTATIVE PRESENT: Tom Ponds, B. D. Duda

- MUNIC REPS PRESENT:
- BLDG INSP. _____
 - FIRE INSP. X
 - ENGINEER X
 - PLANNER _____
 - P/B CHMN. _____
 - OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- + letters to TB re SW waiver after next PB mtg
- sewer
- water
- Bear Hill
- wetlands
- no SW
- bulk
- pharig
- Road names
- grading
- Road profiles

+

4MJE91 pbwsform



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NBW WINDSOR P/B # 97-11

WORK SESSION DATE: 16 APRIL 97 APPLICANT RESUB. REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Shannon Acres Subdiv

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Madelin Wasilas / Bob D.

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- eliminated all cul-de-sacs - 109 lots now.
- Dear Hill width to match existing + 2' each side stabilized, no curb
- Tony will decide on 5/4 ft new roads.
- Wife to do memo re new Concept plan to PB and Jim P. Han.
- 500' hyd + intersection
- show interconnection to WBS, show note in Log, extend to WBS 11
- lead end @ 2 lower roads off Dear Hill + Hydrant.

4MJ91 pbwform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

HTP

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Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # _____

WORK SESSION DATE: 5 Feb 97

APPLICANT RESUB.
REQUIRED: later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Former HTP Sub

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Larry Wehisky; Tony Danza; Al Zapani ENREC
Eng'r

MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Tony working for new owners.
- 49 lots (septic and well)
- Mike needs well map & verify
- look for water leak and verify pressure
- possible dead of Δ prop along lake
- no problem w/
- water quality basin \rightarrow who owns/maintains
- revise rd to loops
- want SDS for manufacture a job; possible server for 2 p/e's
- Want app't at 2/20 w/s

4MJES1 powerform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 11

DATE PLAN RECEIVED: RECEIVED MAR 20 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Jennan Acker has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water will be available - new mains -

HIGHWAY SUPERINTENDENT DATE

James D. Allen 3-24-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 11

DATE PLAN RECEIVED: RECEIVED MAR 20 1997

RECEIVED

MAR 21 1997

N.W. HIGHWAY D...

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved

disapproved

If disapproved, please list reason _____

Eliminate the cut-de-see on Road D and

Road E and make them a thru street

W. James Pulte 3/21/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Shannon Acres

Date: 25 March 1997

Planning Board Reference Number: PB-97-11

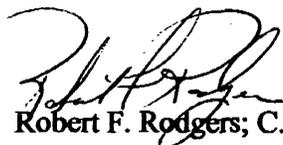
Dated: 20 March 1997

Fire Prevention Reference Number: FPS-97-014

A review of the above referenced subject subdivision plan was conducted on 24 March 1997.

This subdivision plan is acceptable.

Plans Dated: 18 March 1997.



Robert F. Rodgers; C.C.A.

RFR/dh

GERALD N. JACOBOWITZ
DAVID B. GUBITS
JOHN H. THOMAS, JR.
GERALD A. LENNON
PETER R. ERIKSEN
LINDA F. MADOFF
HOWARD PROTTER
DONALD G. NICHOL
LARRY WOLINSKY

JACOBOWITZ AND GUBITS

COUNSELORS AT LAW

158 ORANGE AVENUE
POST OFFICE BOX 367
WALDEN, NEW YORK 12586-0367

(914) 778-2121 (914) 427-2101
(914) 778-5173 FAX

March 21, 1997

J. BENJAMIN GAILEY
MARK A. KROHN*
ROBERT E. DINARDO
JOHN C. CAPPELLO
GEORGE W. LITHCO
ANDREA D. PAWLICZEK
MICHAEL L. CAREY
*LL.M. IN TAXATION

E-mail: info@jacobowitz.com
<http://www.jacobowitz.com>

Ms. Myra Mason
Planning Board Secretary
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

RE: Proposed Subdivision - Shannon Acres
Town of New Windsor Tax Map Designation
Section 65, Block 1, Lots 16.2, 34 and 35.2
Our File No. 1733-47

Dear Ms. Mason:

Enclosed find flood plain application relative to the above matter. Please be advised that this property is NOT IN THE FLOOD PLAIN and therefore, we have not completed the entire application. Please also be advised that my client has advised that he forwarded, under separate cover, the signature page of the application with his original signature and original notary public stamp. Please advise if you did not receive the same. Thank you for your cooperation in this matter.

Very truly yours,



Marina Valverde
Secretary to Robert E. DiNardo

mv
Enclosure



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 97 - 11

WORK SESSION DATE: 19 Mar 97 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No Full App

PROJECT NAME: Hudson Valley Drmt (HTP)

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: alcaponi, Bob D. Nardo, Tony Panza

MUNIC REPS PRESENT:

BLDG INSP.	<u>arand</u>
FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 116 > 110
- 50' strip to Kartiganer
- try to clin c/d sac
- Get control E/ers for water to Al.
- get plan of W.M. @ Riley -
- easements substracted
- show abandonment of prop off Dean Hill
- gave 3, 5, 7 detail
- next avail for concept

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 97 - 11

WORK SESSION DATE: 20 FEB 97 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: not now

PROJECT NAME: Hudson Valley Dist. (former HTR)

PROJECT STATUS: NEW 0 OLD 0

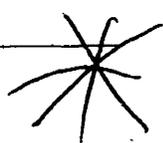
REPRESENTATIVE PRESENT: Bob D. Nardis

MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. 0
ENGINEER 0
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- reason for ded of parcels at each end - so not adjacent to sewer -
- ck grades @ Riley entrance - split road.
- Bear Hill to be upgraded
- info to disc sewer & lots 7 GM / MB.
- close out old app - info pack 86-81
- need Bulk Table -
- reuse water @ wd 8 X cons
- sewer for 2 private roads.
- water for 2 private roads
- 8" WM

4MJE91 pbwsform





TOWN OF NEW WINDSOR

97-11

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision x Lot Line Chg. _____ Site Plan _____ Spec. Permit _____

1. Name of Project Shannon Acres

2. Name of Applicant Hudson Valley Development of New Windsor, LLC Phone 201-304-0606

Address 5 Sicomac Road, North Haledon, NJ 07508
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record same as applicant Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Alex J. Zepponi c/o ENTEC

Address Century Plaza, 15 Essex Road, Paramus, NJ 07652
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney Jacobowitz & Gubits - Larry Wolinsky Phone 914-778-2121

Address 158 Orange Avenue, P.O. Box 367, Walden, NY 12586
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Larry Wolinsky, Esq. Phone 914-778-2121
(Name)

7. Project Location: On the Northeast side of Dear Hill Road
(street)
223.6 feet west of Riley Road
(direction) (street)

8. Project Data: Acreage of Parcel 79.4± Zone R-3,
School Dist. Cornwall

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N x

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Hudson Valley Development of New Windsor, LLC deposes and says that ~~the~~ its place
(Applicant)

of office is ~~located~~ at 5 Sicomac Road, North Haledon, NJ 07508
(Applicant's Address)

in the County of Bergen

and State of New Jersey

and that ~~he~~ ^{it} is the applicant for the 110 lot residential subdivision
known as Shannon Acres
(Project Name and Description)

which is the premises described in the foregoing application and
that ~~he~~ ^{it} has authorized Jacobowitz & Gubits, Esqs. and ENTEC
(Professional Representative)

to make the foregoing application as described therein.
Hudson Valley Development of New Windsor, LLC

Date: 3/19/97

[Signature]
(Owner's Signature)
[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST.

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location..
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. referenced Surveyor's certification.
on plan
12. referenced Surveyor's seal and signature.
on plan

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. _____ Flood land boundaries.
16. X A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. X Include existing or proposed easements.
20. X Right-of-Way widths.
21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. - Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. X Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

- 36. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
- 37. _____ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____
Licensed Professional
Alex J. Zeponi, P.E.

Date: 3/17/97

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

Town _____ of New Windsor _____

Orange _____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

NA _____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____

1. Name and Address of Applicant

Hudson Valley Development at New Windsor, LLC
(First Name) (MI) (Last Name)

Street Address: c/o Jacobowitz & Gubits, Esqs. 158 Orange Ave.

Post Office: P.O. Box 367 State: Walden, NY Zip Code: 12586

Telephone: (914) 778 - 2121

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

Alex J Zeponi (Entec Engineering)
(First Name) (MI) (Last Name)

Street Address: Century Plaza 15 Essex Road, Paramus

Post Office: _____ State: NJ Zip Code: 07652

Telephone: (201) 587 - 0707

PROPERTY NOT LOCATED IN FLOOD ZONE

Robert E. DiNardo

Robert E. DiNardo
Jacobowitz & Gubits, Esqs.
Attorneys for Owner/Applicant

PROJECT LOCATION

Street Address: Dean Hill Road

65-16.2,
Tax Map No. 34 and 35.2

New Windsor, New York 12553

Name of, distance and direction from nearest intersection or other landmark

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

New Construction
 Addition
 Alteration
 Relocation
 Demolition
 Replacement

Residential (1-4 family)
 Residential (More than 4 family)
 Commercial
 Industrial
 Mobile Home (single lot)
 Mobile Home (Park)
 Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

Fill Excavation Mining Drilling Grading
 Watercourse alteration Water System Sewer System
 Subdivision (New) Subdivision (Expansion)
 Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Signature of Applicant

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

_____ of _____
County, N.Y.
(Applicant shall fill in all pertinent information in Section A including 1 or 2)

<p>SECTION A</p> <p>Premises location _____ _____ _____</p> <p>Applicant Name & Address _____ _____ _____</p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____</p>
---	---

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed _____
Date _____

2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed _____
Date _____

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc: (List).

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.

_____ Additional information required for review. Specify: (i.e., encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

97-11
Shannon Acres

PLANNING BOARD APPROVAL



MAP INDEX
SCALE: 1" = 400'

DEAN HILL ROAD

THIS PLAN REFLECTS FINAL STREET NAMES. FOR OTHER PLANS AND PROFILES, REFER TO THE FOLLOWING:

- | | |
|-------------------|---------------------------------|
| FINAL STREET NAME | PREVIOUSLY PROPOSED STREET NAME |
| ROLLING RIDGE | SHANNON DRIVE |
| FOREST GLEN | DEVONSHIRE DRIVE |
| SUMMIT WOODS | ROAD 'G' |
| VERDE VISTA | ROAD 'A' |
| PINE VIEW | ANNA LANE |

*INCLUDES AREA OF PROPOSED FILLING OF WETLANDS
TOTAL PROPOSED FILLING FOR ALL LOTS = 0.317 ACRES

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT 7 9 1999
PLANNING BOARD
James P. DeLoe, Jr. Chairman

HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 9/22/97 UPDATING THE HEREIN REFERENCED BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.
THIS CERTIFICATION DOES NOT RELY UPON TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OR FEDERAL TITLE SEARCH MAY REVEAL.
*TOWN OF NEW WINDSOR
STEVEN P. DRABICK, PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 49806

1. 10/15/99 REVISED AS PER OGDON LETTER TO TOWN OF NEW WINDSOR	10. 7/28/99 ADDED BEARINGS FOR LOT LINES
2. 10/15/99 REVISED AS PER NYSDC	11. 7/14/99 REVISED AS PER NYSDC
3. 10/15/99 REVISED AS PER NYSDC	12. 7/14/99 REVISED AS PER NYSDC
4. 10/15/99 REVISED AS PER NYSDC	13. 7/14/99 REVISED AS PER NYSDC
5. 10/15/99 REVISED AS PER NYSDC	14. 7/14/99 REVISED AS PER NYSDC
6. 10/15/99 REVISED AS PER NYSDC	15. 7/14/99 REVISED AS PER NYSDC
7. 10/15/99 REVISED AS PER NYSDC	16. 7/14/99 REVISED AS PER NYSDC
8. 10/15/99 REVISED AS PER NYSDC	17. 7/14/99 REVISED AS PER NYSDC
9. 10/15/99 REVISED AS PER NYSDC	18. 7/14/99 REVISED AS PER NYSDC

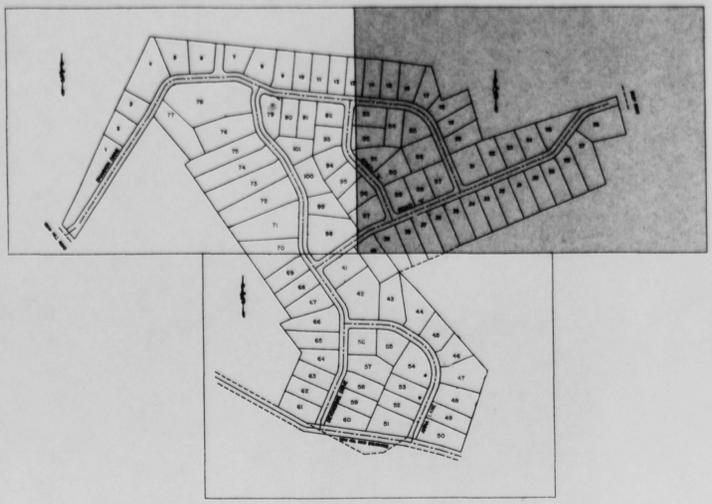
MAJOR SUBDIVISION PLAN

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN

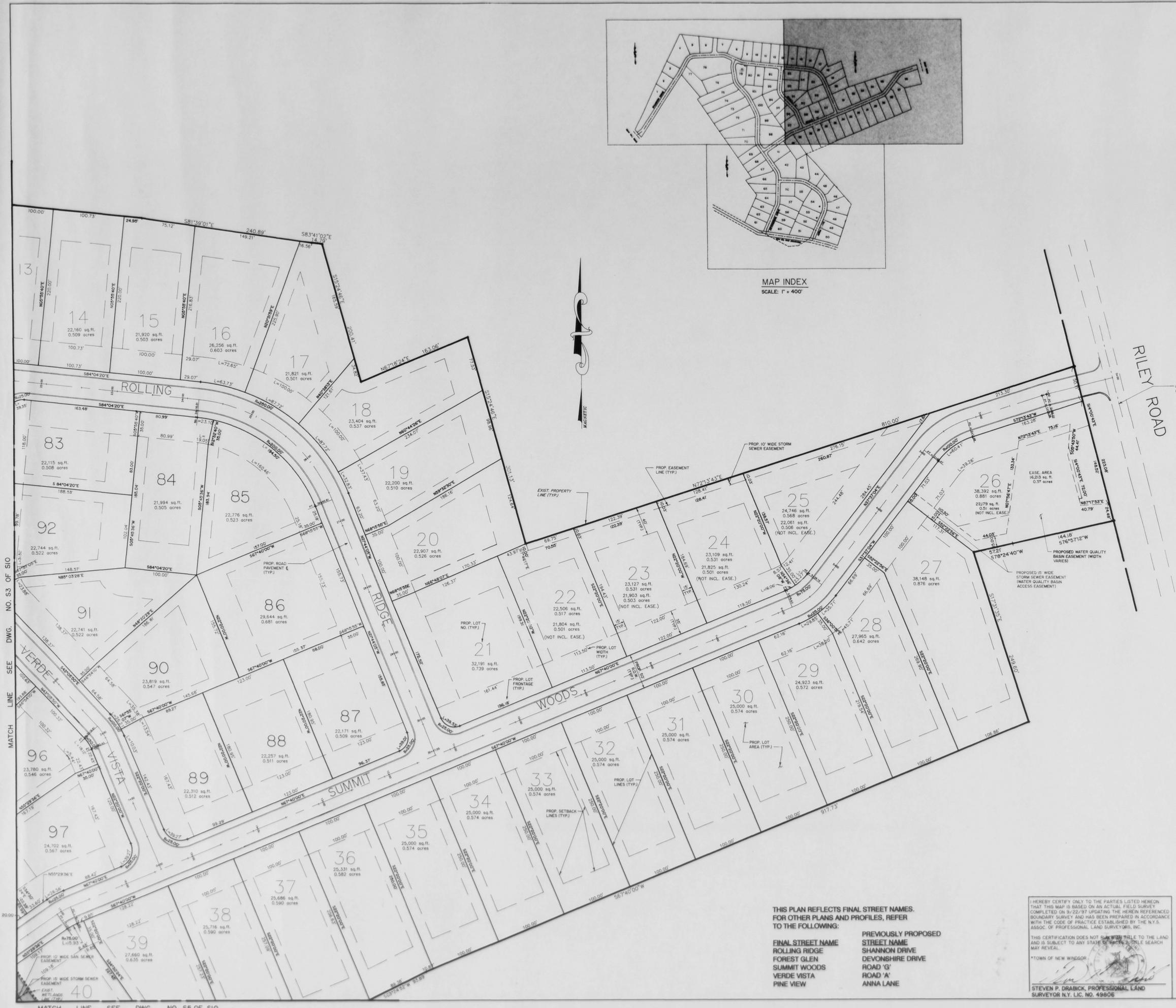
NEW WINDSOR ORANGE COUNTY NEW YORK
14.071M 4.2 10/17/97 53 of 510 95011

ENTEC
Engineering and Technical Resources, Inc.
Consulting Engineers
530 High Mountain Road, North Hudson, N.J. 07080
ALL ENGINEERING AND SURVEYING WORK IS THE PROPERTY OF ENTEC ENGINEERS, N.Y. LIC. NO. 072802



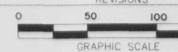


MAP INDEX
SCALE: 1" = 400'



PLANNING BOARD APPROVAL
DATE PLAN SUBMITTED: 10/17/97
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT 29 1997
PLANNING BOARD ON: James Peter, Jr. Chairman

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	3/9/99	REVISED AS PER ORANGE COUNTY HEALTH DEPT./NYDEC WETLANDS VERIFICATION	11	8/21/98	REVISED AS PER CDDM LETTER DATED 8/21/98
2	5/20/98	MINOR DRAFTING REVISIONS & RELABELLED LOT NUMBERS	12	7/28/99	ADDED BEARINGS FOR LOT LINES
3	2/20/98	MINOR DRAFTING REVISIONS & RELABELLED DRAWINGS	13	7/1/99	REVISED AS PER NYDEC
			14	7/1/99	REVISED AS PER NYDEC



MAJOR SUBDIVISION PLAN

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN

NEW WINDSOR ORANGE COUNTY NEW YORK
Dwn. by: V.L.D./Y.M. Ckd. by: A.Z. Scale: 1" = 50' Date: 10/17/97 Dwg. No: 54 of SIO Proj. No: 95011

ENTECH
Engineering and Technical Resources, Inc.
Consulting Engineers
535 High Mountain Road, North Haledon, N.J. 07508

ALEX J. ZEPPONI PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852

THIS PLAN REFLECTS FINAL STREET NAMES.
FOR OTHER PLANS AND PROFILES, REFER TO THE FOLLOWING:

- | | |
|-------------------|---------------------------------|
| FINAL STREET NAME | PREVIOUSLY PROPOSED STREET NAME |
| ROLLING RIDGE | SHANNON DRIVE |
| FOREST GLEN | DEVONSHIRE DRIVE |
| SUMMIT WOODS | ROAD 'G' |
| VERDE VISTA | ROAD 'A' |
| PINE VIEW | ANNA LANE |

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 8/22/97 UPDATING THE HEREIN REFERENCED BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.
THIS CERTIFICATION DOES NOT BLANKET TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS & TITLE SEARCH MAY REVEAL.
*TOWN OF NEW WINDSOR
STEVEN P. DRABICK, PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 49806



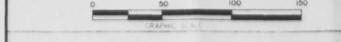
MAP INDEX
SCALE: 1" = 400'



*INCLUDES AREA OF PROPOSED FILLING OF WETLANDS
TOTAL PROPOSED FILLING FOR ALL LOTS = 0.317 ACRES

PLANNING BOARD APPROVAL
 SITE PLAN DESIGN/REVISION EXCEPT AS SHOWN
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 OCT 29 1999
 PLANNING BOARD ON James P. DeLoe, Chairman
 BY [Signature]

1	REVIEWED FOR SUBMISSION TO DEPT. OF HEALTH & HIGIENE	8	REVIEWED AS PER OCCUPATIONAL HEALTH & SAFETY CODE
2	REVIEWED FOR SUBMISSION TO DEPT. OF ENVIRONMENTAL CONSERVATION	9	REVIEWED AS PER WETLANDS DEPT. OF ENVIRONMENTAL CONSERVATION
3	REVIEWED FOR SUBMISSION TO DEPT. OF TAXATION	10	REVIEWED AS PER COUNTY HEALTH DEPT. WETLANDS VERIFICATION
4	REVIEWED FOR SUBMISSION TO DEPT. OF SOCIAL SERVICES	11	REVIEWED AS PER COUNTY HEALTH DEPT. WETLANDS VERIFICATION



MAJOR SUBDIVISION PLAN

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN

NEW WINDSOR ORANGE COUNTY NEW YORK
 V.L.D./M. AZ. 1-50 10/17/97 50' x 510' 9501

ENTEC
 Engineering and Technical Resources, Inc.
 Consulting Engineers
 535 High Mountain Road, North Haven, N.Y. 07650

ALEX. J. [Signature] PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852

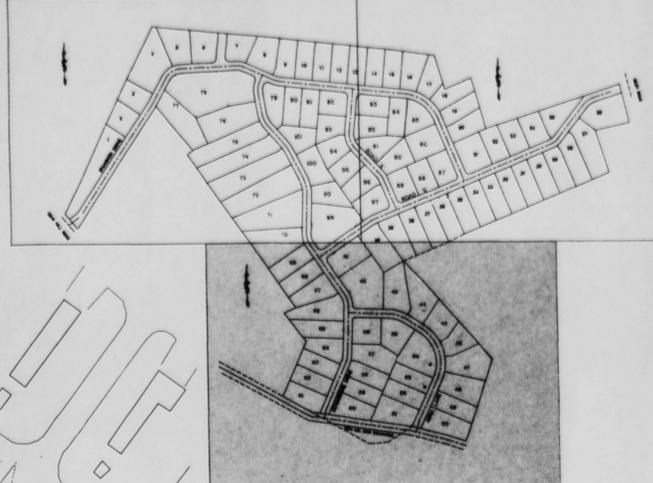
I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED 9/22/97 UPDATING THE HEREIN REFERENCED BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.
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 *TOWN OF NEW WINDSOR

 STEVEN P. DRABICK, PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 49806

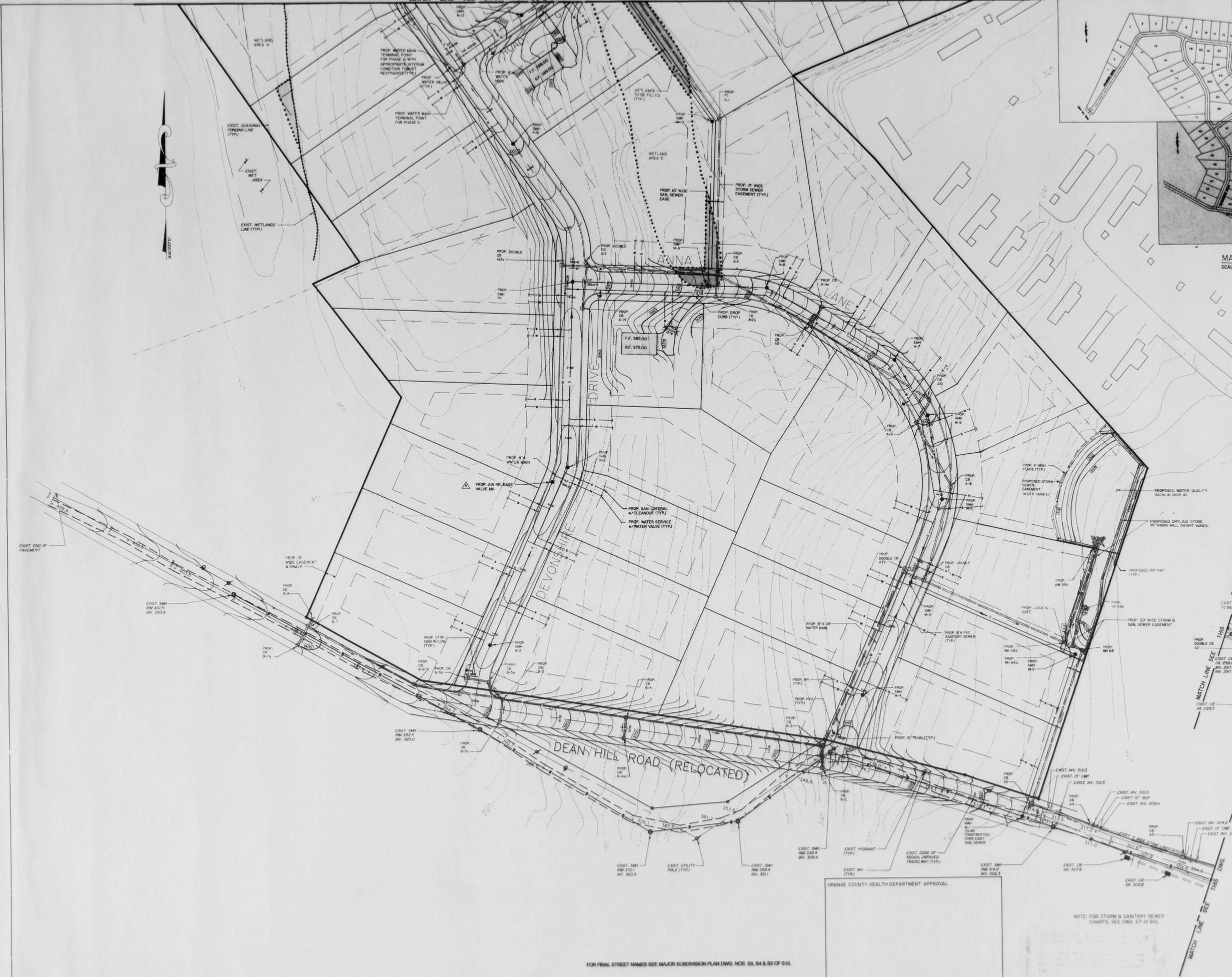
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FINAL STREET NAME	PREVIOUSLY PROPOSED STREET NAME
ROLLING RIDGE	SHANNON DRIVE
FOREST GLEN	DEVONSHIRE DRIVE
SUMMIT WOODS	ROAD 'G'
VERDE VISTA	ROAD 'A'
PINE VIEW	ANNA LANE

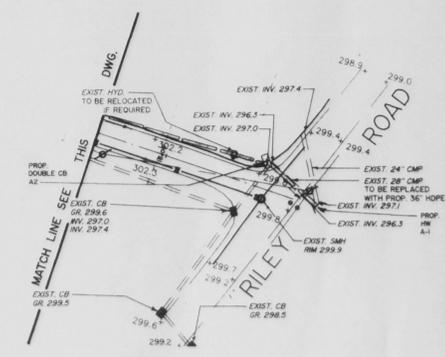
*EXACT WIDTH OF EXISTING DEAN HILL ROAD ROW TO BE VERIFIED BY TITLE SEARCH PRIOR TO FILING OF THE FINAL MAJOR SUBDIVISION PLAN.



MAP INDEX
SCALE: 1" = 400'



PLANNING BOARD APPROVAL
 CASE PLAN 05-0000000-0000-0000-0000-0000
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 OCT 13 1999
 PLANNING BOARD OF James P. Rego, Jr. Chairman



NO. 10/19/98	ADD UTILITY SERVICES FOR LOTS	9	7/13/99	REVISED AS PER NYSDOC LETTER DATED 7/1/99
NO. 11/19/98	REVISED AS PER NYSDOC CHANGES	8	7/13/99	REVISED AS PER NYSDOC
NO. 12/19/98	REVISIONS TO BE MADE TO ALL SHEETS	7	5/16/99	REVISED AS PER NYSDOC
NO. 13/19/98	REVISIONS TO BE MADE TO ALL SHEETS	6	5/16/99	REVISED AS PER NYSDOC
NO. 14/19/98	REVISIONS TO BE MADE TO ALL SHEETS	5	5/16/99	REVISED AS PER NYSDOC
NO. 15/19/98	REVISIONS TO BE MADE TO ALL SHEETS	4	5/16/99	REVISED AS PER NYSDOC
NO. 16/19/98	REVISIONS TO BE MADE TO ALL SHEETS	3	5/16/99	REVISED AS PER NYSDOC
NO. 17/19/98	REVISIONS TO BE MADE TO ALL SHEETS	2	5/16/99	REVISED AS PER NYSDOC
NO. 18/19/98	REVISIONS TO BE MADE TO ALL SHEETS	1	5/16/99	REVISED AS PER NYSDOC

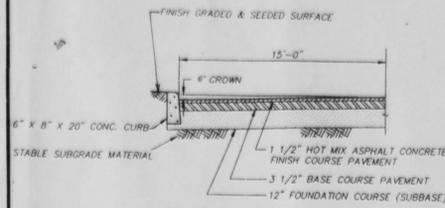
UTILITY & GRADING PLAN

SHANNON ACRES
 TO BE KNOWN AS FOREST GLEN
 NEW WINDSOR, N.Y. 10954
 V.L.D./T.M. A.Z. 10/17/97 58 of 510 9501

ENTEC
 Engineering and Technical Resources, Inc.
 Consulting Engineers
 335 High Mountain Road, North Hudson, N.J. 07508
 A.L.P. REGISTERED PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072862

NOTE: FOR STORM & SANITARY SEWER CHARTS, SEE DWG. S7 OF S10.

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

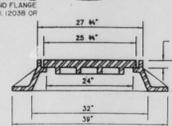


- NOTES:
1. ALL TREES TO BE REMOVED WITHIN R.O.W. LINES.
 2. SIDEWALKS NOT SHOWN BUT WILL BE ADDED IF REQUIRED BY THE TOWN BOARD.

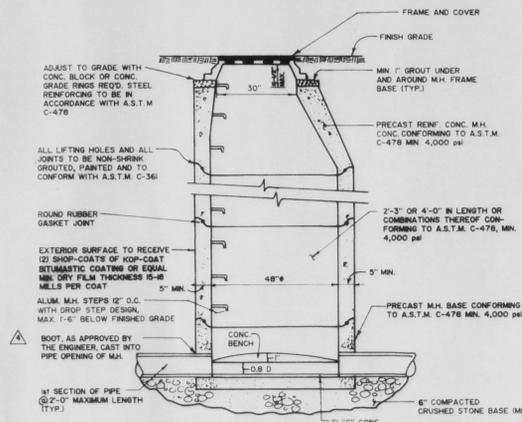
*** TYPICAL CROSS SECTION RURAL STREET**

SCALE: NONE

*TOWNSHIP OF NEW WINDSOR STANDARD DETAIL, PREPARED BY MHBE CONSULTING ENGINEERS, PC

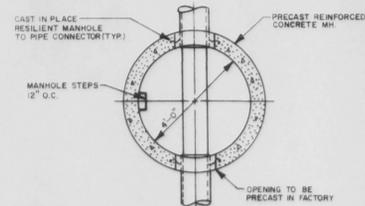


SANITARY MANHOLE FRAME & COVER DETAIL



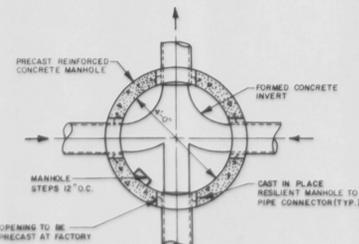
SANITARY MANHOLE DETAIL

N.T.S.



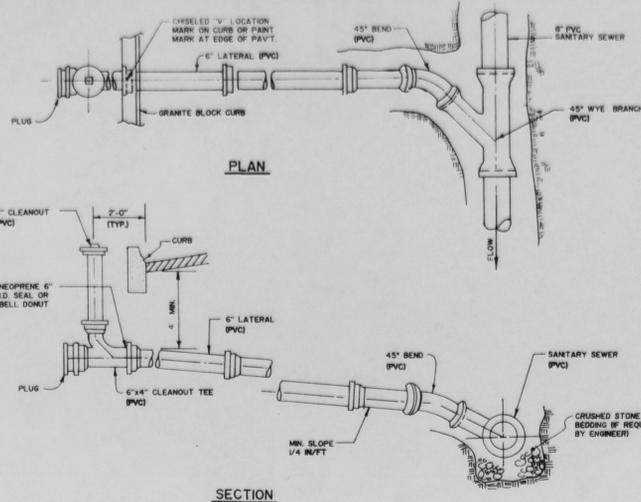
TYPICAL PLAN OF THROUGH MANHOLE

N.T.S.



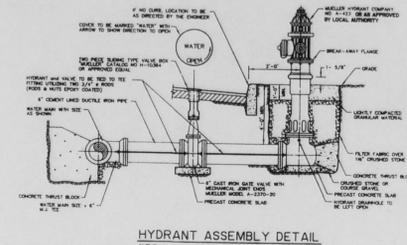
TYPICAL PLAN OF JUNCTION MANHOLE

N.T.S.



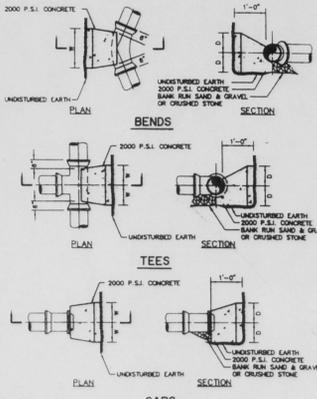
**** TYPICAL SANITARY SEWER SERVICE CONNECTION**

N.T.S.



HYDRANT ASSEMBLY DETAIL

N.T.S.



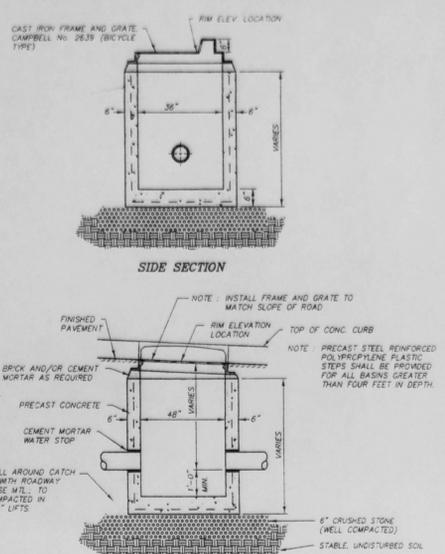
CONCRETE THRUST BLOCK DETAILS

N.T.S.

- THRUST BLOCK NOTES:
1. BEARING AREAS SHOWN ARE BASED ON 2000 P.S.F. ALLOWABLE BEARING CAPACITY. WHERE SOILS ARE ENCOUNTERED WITH A POORER BEARING CAPACITY, THE CONTRACTOR SHALL INCREASE THE BEARING AREA AS DIRECTED BY THE ENGINEER OR STRAP THE JOINTS IN A MANNER APPROVED BY THE ENGINEER.
 2. ALL THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST THE UNDISTURBED EARTH.
 3. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.F.
 5. ALL THRUST BLOCKS FOR VERTICAL BENDS SHALL INCLUDE STRAPS TO SECURE FITTING TO BLOCK AND CONCRETE QUANTITY SHALL BE INCREASED AS DIRECTED BY ENGINEER.
 6. ALL THRUST BLOCKS WERE DESIGNED FOR 100 P.S.F. NORMAL OPERATING PRESSURE. THE THRUST BLOCKS FOR HIGH PRESSURE LINES, IF ANY, SHALL BE INCREASED IN SIZE AS DIRECTED BY THE ENGINEER.

DESCRIPTION OF FITTING	MINIMUM DEPTH	MINIMUM WIDTH	MINIMUM LENGTH	MINIMUM THICKNESS
TEES	12"	12"	12"	12"
90° BENDS	12"	12"	12"	12"
45° BENDS	12"	12"	12"	12"
22 1/2° BENDS	12"	12"	12"	12"
11 1/4° BENDS	12"	12"	12"	12"
CAPS	12"	12"	12"	12"

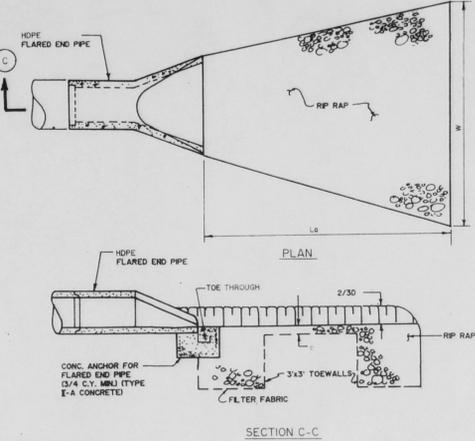
NOTE: ALL W & D DIMENSIONS IN FEET



*** CATCH BASIN DETAIL**

SCALE: NONE (CURBED ROADS)

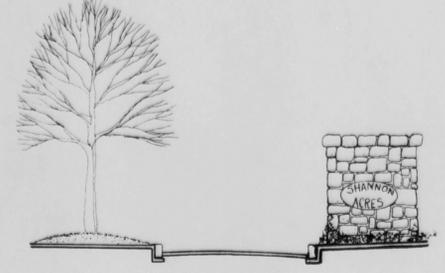
*TOWNSHIP OF NEW WINDSOR STANDARD DETAIL, PREPARED BY MHBE CONSULTING ENGINEERS, P.C.



STORM DRAINAGE FLARE END DETAIL - FE

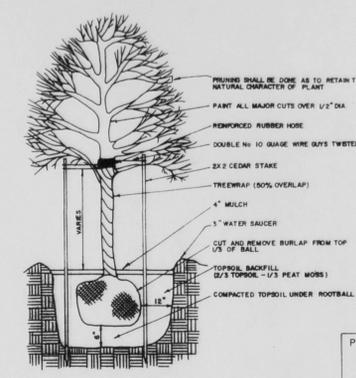
N.T.S.

FOR FE'S: B6, C1, C2, C3, E2a, G2a, G3



PROPOSED ENTRANCE WALL & SIGN CONCEPT

(EACH ENTRANCE) N.T.S.



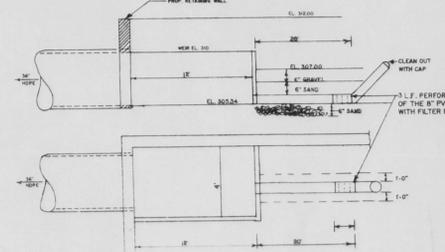
TREE PLANTING DETAIL

N.T.S.

PLANNING BOARD APPROVAL

DATE: OCT 29 1999

BY: [Signature]

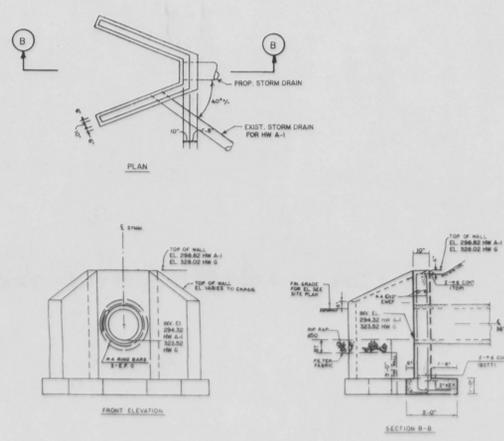


OUTFLOW STRUCTURE OS A6b

N.T.S.

**DETAILS SUBJECT TO REVIEW AND APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

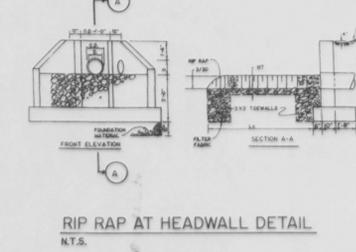


HEADWALL HW A-1 & HW G OUTLET DETAIL

N.T.S.

RIP RAP DIMENSIONS

PIPE DIA.	D 90	L _a	AFRCON W #114	BLANKET THICKNESS BT
HW A-1	36"	10'	22'	22"
HW G	36"	9'	17'	20"
FE C-1	18"	5'	13'	14.2'
FE C-6	24"	8'	12'	19"
HW C-11a	18"	6'	12'	13.5'
HW C-10d	15"	4'	6'	7'
HW G-4c	24"	4'	9'	11'
MH A-6c	30"	8'	20'	22.5'

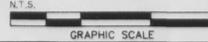


RIP RAP AT HEADWALL DETAIL

N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/26/99	REVISED FOR SUBMISSION TO DEPT OF HEALTH & HYDRO	11	9/26/99	REVISED AS PER OGDON LETTER DATED 9/15/99
2	10/29/99	REVISED AS PER BOROUGH ENGINEER	12	7/1/99	REVISED AS PER NYSDOC
3	11/2/99	MINOR DRAFTING REVISIONS & RELABELLED	13	5/8/99	REVISED AS PER NYSDOC
4	11/2/99	MINOR DRAFTING REVISIONS & RELABELLED	14	5/8/99	REVISED AS PER ORANGE COUNTY HEALTH DEPT. / NYSDOC METHODS VERIFICATION



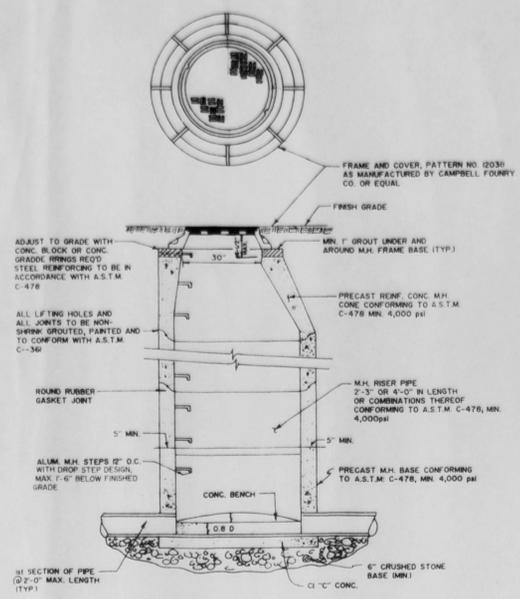
DETAILS

SHANNON ACRES TO BE KNOWN AS FOREST GLEN

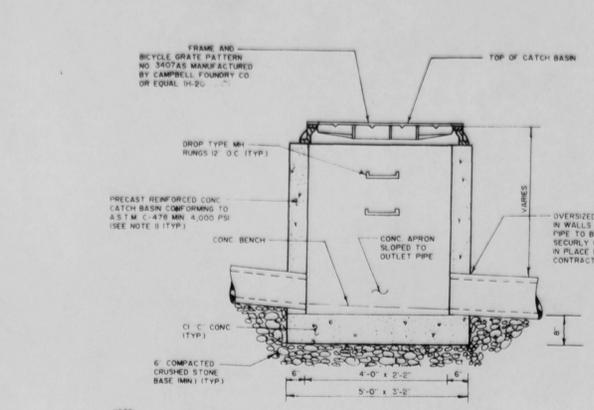
NEW WINDSOR	ORANGE COUNTY	NEW YORK
V.L.D./Y.M.	TSX BY	SCORE
AZ.	N.T.S.	10/17/97
		NO. DATE
		NO. DATE

ENTEC
Engineering and Technical Resources, Inc.
Consulting Engineers
535 HIGH MOUNTAIN ROAD, NORTH HALEDON, N.J. 07508

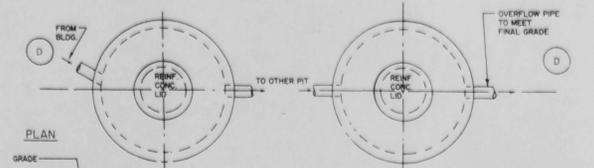
ALEX J. ZEPPELO PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852



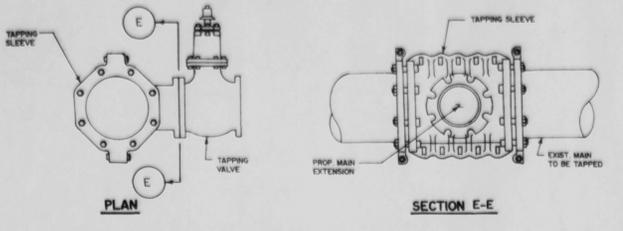
STORMWATER MANHOLE DETAIL
N.T.S.
FOR MH C-15



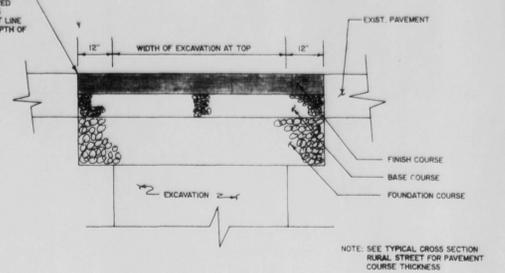
BICYCLE TYPE FIELD INLET DETAIL
N.T.S.
FOR CBx B1, B2, B4, B4c, B5c, B6, B7, B7c, E1



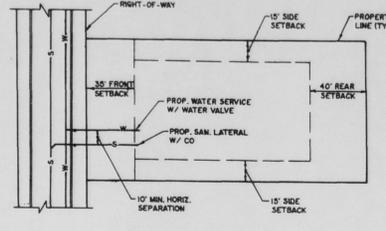
SEEPAGE PIT DETAIL
N.T.S.



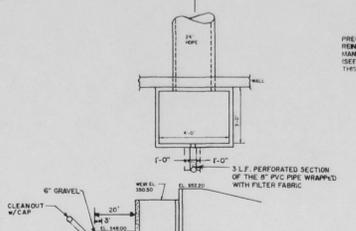
TAPPING SLEEVE & VALVE DETAIL
N.T.S.



STREET REPAVING DETAIL
N.T.S.



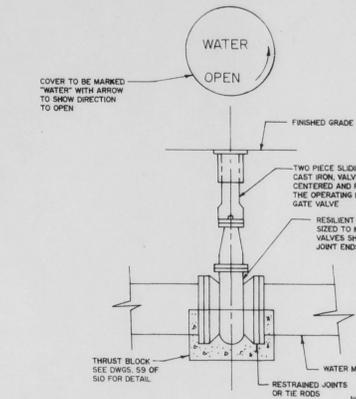
**** TYPICAL LOT LAYOUT DETAIL**
N.T.S.



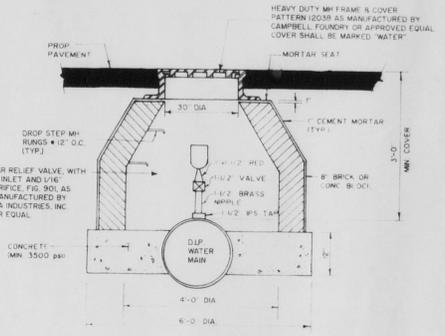
DROP MANHOLE DETAIL
N.T.S.

DI	D
8" 14 1/2"	8"
15" 24"	12"

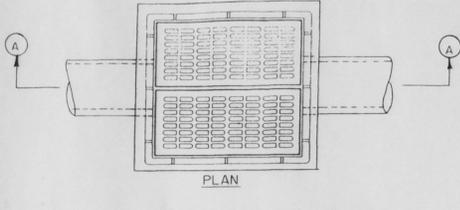
OUTFLOW STRUCTURE OS G4d
N.T.S.



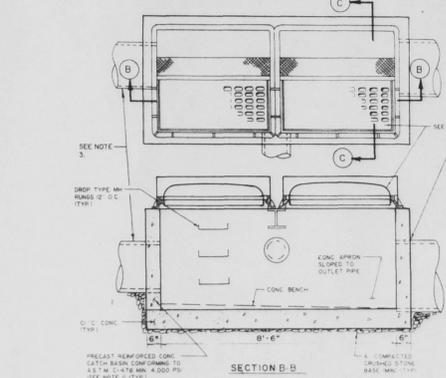
GATE VALVE AND BOX DETAIL
N.T.S.



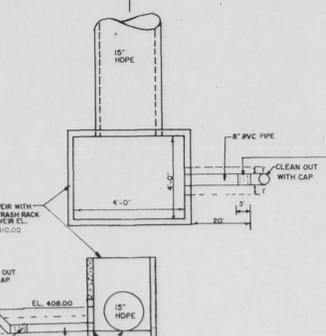
AIR RELIEF VALVE WITH MANHOLE DETAIL
N.T.S.



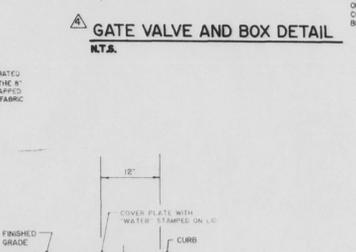
DOUBLE BICYCLE TYPE FIELD INLET DETAIL
N.T.S.



DOUBLE BICYCLE TYPE CATCH BASIN DETAIL
N.T.S.
FOR CBx A7, A7c, A13, A13c, E6b



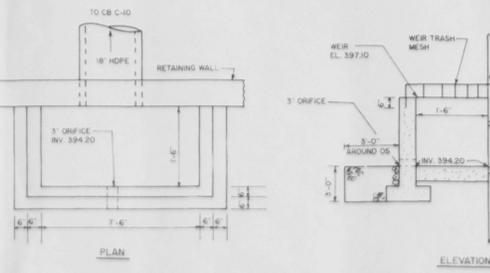
OUTFLOW STRUCTURE OS C11b
N.T.S.



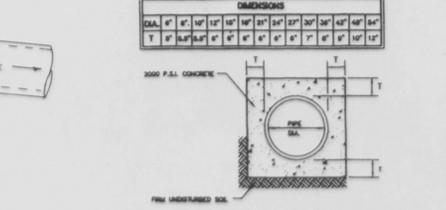
**** TYPICAL HOUSE SERVICE CONNECTION**
N.T.S.

NOTES:
1. INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, BOTTOM SHALL BE AS SHOWN FOR CONCRETE.
2. BOTH FRAMES & GRATES - CAMPBELL FORD PATTERN NO. 3425 OR EQUAL.
3. FOR CBx A2, A3, A4, A5, A6, G6 - REPLACEMENT.

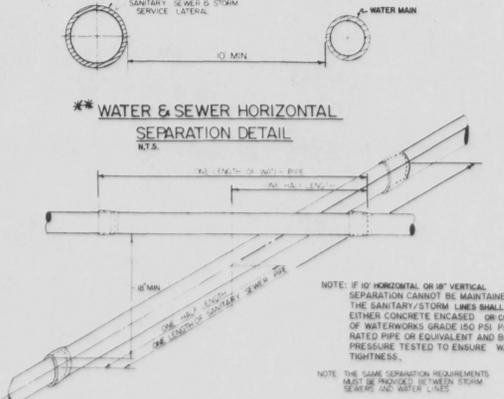
NOTES:
1. INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, BOTTOM SHALL BE AS SHOWN FOR CONCRETE.
2. BOTH FRAMES & COVER - CAMPBELL FORD PATTERN NO. 2418 OR EQUAL.
3. FOR PIPE SIZING AND CONFIGURATION, SEE UTILITY & GRADING PLANS.



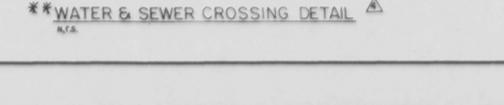
OUTFLOW STRUCTURE OS C-10c DETAIL
N.T.S.



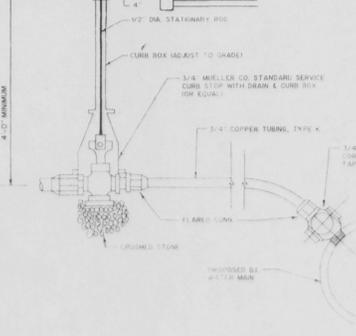
**** CONCRETE ENCASEMENT DETAIL**
N.T.S.



**** WATER & SEWER HORIZONTAL SEPARATION DETAIL**
N.T.S.



**** WATER & SEWER CROSSING DETAIL**
N.T.S.



**** DETAILS SUBJECT TO REVIEW AND APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT**

PLANNING BOARD APPROVAL
EXISTING DIVISION ERROR THE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT 29 1999
PLANNING BOARD ON James Petro, Jr. Chairman
BY [Signature]

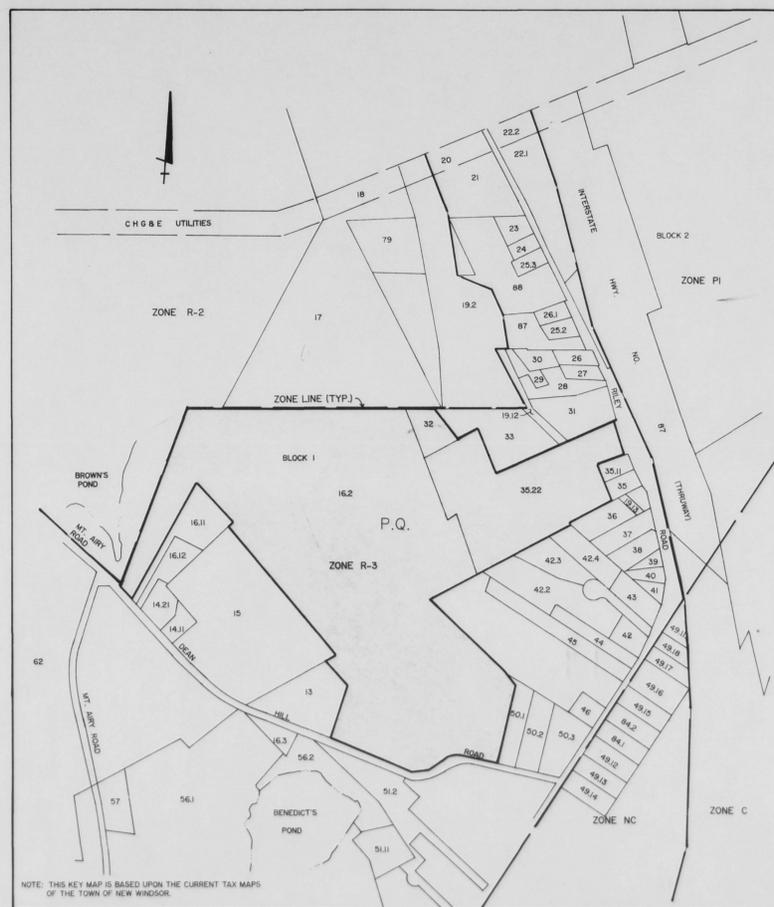
NO.	DATE	DESCRIPTION	NO. DATE	DESCRIPTION	
5	12/06/98	REVISED FOR SUBMISSION TO DEPT. OF HEALTH & NYSDEC	11	8/28/99	REVISED AS PER OCCOH LETTER DATED 8/10/99
6	10/20/98	REVISED AS PER BOROUGH ENGINEER	8	7/1/99	REVISED AS PER NYSDEC
7	2/20/99	MINOR DRAFTING REVISIONS, RELABELLED DRAWINGS	7	5/6/99	REVISED AS PER NYSDEC

REVISIONS
N.T.S.
GRAPHIC SCALE

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN
NEW WINDSOR ORANGE COUNTY NEW JERSEY
Scale: N.T.S. Date: 2/20/98 Proj. No: 95011
ENTEC
Engineering and Technical Resources, Inc.
Consulting Engineers
535 High Mountain Road, North Haledon, N.J. 07508
ALEX J. ZEPONI PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852

MAJOR SUBDIVISION FOR SHANNON ACRES

NEW WINDSOR ORANGE COUNTY NEW YORK
TO BE KNOWN AS FOREST GLEN



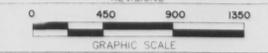
KEY MAP
SCALE: 1" = 450'

INDEX	
DWG. NO.	DESCRIPTION
S1	TITLE SHEET
S2	OVERALL SUBDIVISION
S3	MAJOR SUBDIVISION PLAN
S4	MAJOR SUBDIVISION PLAN
S5	MAJOR SUBDIVISION PLAN
S6	UTILITY & GRADING PLAN
S7	UTILITY & GRADING PLAN
S8	UTILITY & GRADING PLAN
S9	DETAILS
S10	DETAILS
P1	SHANNON DRIVE PROFILE STA. 0+00 TO STA. 15+00
P2	SHANNON DRIVE PROFILE STA. 15+00 TO STA. 30+47.05
P3	ROAD G PROFILE STA. 0+00 TO STA. 15+00
P4	ROAD G PROFILE STA. 15+00 TO STA. 20+65 ROAD A PROFILE STA. 0+00 TO STA. 7+72
P5	DEVONSHIRE DRIVE PROFILE STA. 0+00 TO STA. 18+50
P6	DEVONSHIRE DRIVE PROFILE STA. 18+50 TO STA. 21+25 ANNA LANE PROFILE STA. 0+00 TO STA. 11+00
P7	DEAN HILL ROAD RELOCATION PROFILE STA. 0+00 TO STA. 19+00
P8	PROFILES FOR UTILITY EASEMENTS
E1	SOIL EROSION AND SEDIMENT CONTROL PLAN
E2	SOIL EROSION AND SEDIMENT CONTROL PLAN
E3	SOIL EROSION AND SEDIMENT CONTROL PLAN
E4	SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
11	9/21/99	REVISED AS PER OCDOH LETTER DATED 9/15/99	7	5/16/99	REVISED AS PER NYSDEC			
10	7/28/99	REVISED TO ELIMINATE PHASE, ADD LOT LINE BEARINGS AND LOT UTILITY SERVICES	6	3/9/99	REVISED AS PER ORANGE COUNTY HEALTH DEPT. NYSDEC WETLANDS VERIFICATION			
9	7/13/99	REVISED AS PER NYSDEC LETTER DATED 7/7/99	5	10/26/98	REVISED FOR SUBMISSION TO DEPT. OF HEALTH & NYSDEC			
8	7/1/99	REVISED AS PER NYSDEC	4	10/2/98	REVISED AS PER BOROUGH ENGINEER			

PLANNING BOARD APPROVAL
 SUBDIVISION ERIE-THE CHANGES APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 OCT 29 1999
 PLANNING BOARD ON: Joseph P. Rego, Jr., Chairman
 BY: [Signature]

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL



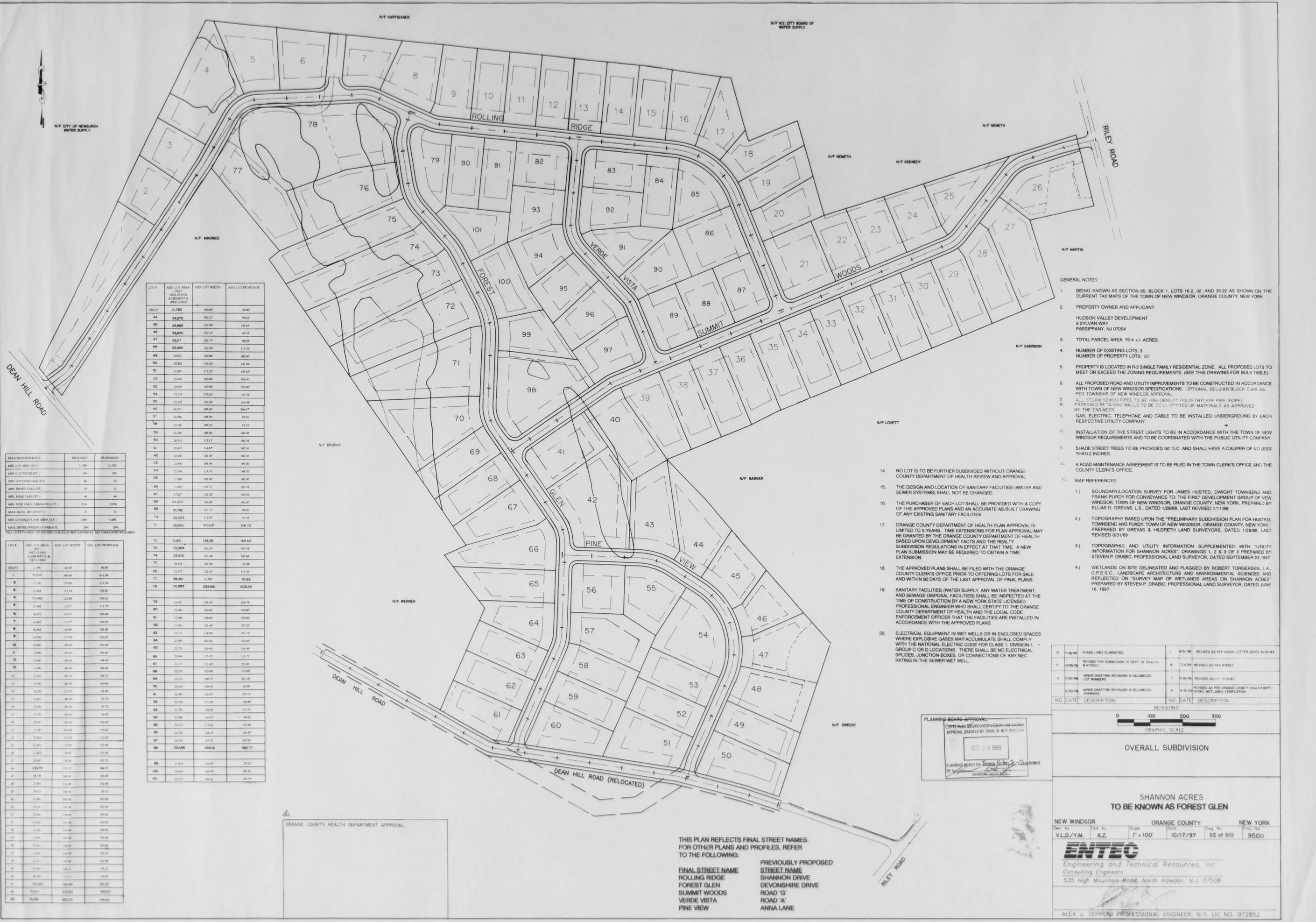
TITLE SHEET

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN

NEW WINDSOR ORANGE COUNTY NEW YORK
 Drawn by: V.L.D. A.Z. Scale: 1" = 450' Date: 10/17/97 Dwg. No.: SI of S10 Proj. No.: 95011

ENTECH
 Engineering and Technical Resources, Inc.
 Consulting Engineers
 535 High Mountain Road, North Haledon, N.J. 07508

ALEX J. ZEPPONI PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852



LOT #	MIN. LOT AREA (SQ. FT.) INCLUDING EASEMENTS & WETLANDS	MIN. LOT WIDTH	MIN. LOT FRONTAGE
44	21,780	100.00	60.00
45	23,965	100.00	99.00
46	22,630	102.17	99.00
47	22,017	102.17	99.00
48	22,585	120.99	113.32
49	22,951	100.00	100.00
50	29,203	135.20	141.89
51	18,081	113.20	103.67
52	22,000	100.00	100.00
53	22,000	100.00	100.00
54	22,178	276.20	125.78
55	22,147	180.70	204.99
56	24,271	180.00	246.97
57	20,794	100.00	95.30
58	21,196	100.22	95.53
59	21,236	100.00	100.00
60	26,711	137.17	146.74
61	23,601	114.87	105.30
62	23,000	100.00	100.00
63	23,000	100.00	100.00
64	23,598	135.43	148.70
65	27,389	100.00	100.00
66	14,405	143.11	167.58
67	27,821	142.98	142.08
68	24,620	100.00	100.00
69	21,782	100.11	94.20
70	22,023	112.89	96.28
71	28,586	210.03	216.72
72	21,931	143.36	154.62
73	22,359	100.59	107.58
74	29,212	103.58	102.42
75	10,833	102.99	91.48
76	25,577	122.23	113.50
77	39,805	151.20	97.62
78	30,995	539.88	603.43
79	24,701	216.34	428.71
80	22,000	100.00	100.00
81	22,000	100.00	100.00
82	21,903	161.44	247.20
83	22,315	118.00	201.71
84	21,994	100.00	100.00
85	22,376	100.40	104.49
86	28,644	155.72	155.72
87	22,171	121.40	200.81
88	22,257	123.90	123.90
89	22,310	180.97	201.59
90	22,916	100.00	90.79
91	22,341	162.21	175.11
92	22,744	131.30	148.40
93	21,782	108.20	103.11
94	21,986	116.71	94.63
95	22,333	117.02	114.59
96	22,780	128.19	140.87
97	24,702	167.79	307.80
98	39,596	266.41	583.77
99	21,819	105.47	97.62
100	24,430	204.97	195.51
101	23,553	189.40	179.77

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	21,780	21,780
MIN. LOT FRONTAGE (FT.)	100	100
MIN. LOT WIDTH (FT.)	60	60
MIN. FRONT YARD (FT.)	35	35
MIN. REAR YARD (FT.)	40	40
MIN. SIDE YARD (UNRESTRIC.) (FT.)	15.00	15.00
MAX. BLEND (HEIGHT) (FT.)	35	35
MIN. LEASABLE FLOOR AREA (S.F.)	1,000	1,000
MAX. DEVELOPMENT COVERAGE	20%	20%

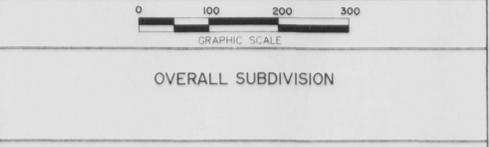
LOT #	MIN. LOT AREA (SQ. FT.) INCLUDING EASEMENTS & WETLANDS	MIN. LOT WIDTH	MIN. LOT FRONTAGE
1	9,514	56.69	61.94
2	21,190	133.38	133.38
3	21,928	137.14	139.82
4	21,645	122.88	149.42
5	31,048	123.71	111.77
6	26,879	142.07	299.44
7	22,467	131.07	266.60
8	24,444	168.80	168.80
9	24,570	115.99	120.47
10	22,000	100.00	100.00
11	22,000	100.00	100.00
12	22,000	100.00	100.00
13	22,000	100.00	100.00
14	22,560	100.71	100.71
15	21,920	100.00	100.00
16	26,256	101.22	92.80
17	21,821	100.00	87.72
18	23,424	100.00	87.72
19	22,220	100.00	90.00
20	22,007	100.00	100.00
21	21,940	161.44	196.63
22	21,804	113.50	113.50
23	21,903	122.00	122.00
24	21,823	128.67	135.50
25	22,061	216.87	307.72
26	28,779	211.27	284.72
27	28,144	100.00	100.00
28	27,063	112.40	102.40
29	24,821	100.00	92.00
30	21,000	100.00	100.00
31	21,000	100.00	100.00
32	21,000	100.00	100.00
33	21,000	100.00	100.00
34	21,000	100.00	100.00
35	21,000	100.00	100.00
36	21,321	100.00	100.00
37	21,000	100.00	100.00
38	21,710	100.00	100.00
39	27,460	128.22	128.22
40	20,300	127.57	134.90
41	22,625	102.00	90.82
42	22,201	102.00	148.87
43	20,500	100.00	144.42

- GENERAL NOTES:
- BEING KNOWN AS SECTION 65, BLOCK 1, LOTS 16, 22, 32, AND 35 22 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK.
 - PROPERTY OWNER AND APPLICANT:
HUDSON VALLEY DEVELOPMENT
9 SYLVAN WAY
PARSIIPPANY, NJ 07054
 - TOTAL PARCEL AREA: 79.4 +/- ACRES.
 - NUMBER OF EXISTING LOTS: 3
NUMBER OF PROPERTY LOTS: 101
 - PROPERTY IS LOCATED IN R-3 SINGLE FAMILY RESIDENTIAL ZONE. ALL PROPOSED LOTS TO MEET OR EXCEED THE ZONING REQUIREMENTS. (SEE THIS DRAWING FOR BULK TABLE).
 - ALL PROPOSED ROAD AND UTILITY IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF NEW WINDSOR SPECIFICATIONS. OPTIONAL BELGIAN BLOCK CURB AS PER TOWNSHIP OF NEW WINDSOR APPROVAL.
 - ALL STORM SEWER PIPES TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE).
 - PROPOSED RETAINING WALLS TO BE CONSTRUCTED OF MATERIALS AS APPROVED BY THE ENGINEER.
 - GAS, ELECTRIC, TELEPHONE AND CABLE TO BE INSTALLED UNDERGROUND BY EACH RESPECTIVE UTILITY COMPANY.
 - INSTALLATION OF THE STREET LIGHTS TO BE IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS AND TO BE COORDINATED WITH THE PUBLIC UTILITY COMPANY.
 - SHADE STREET TREES TO BE PROVIDED 50' O.C. AND SHALL HAVE A CALIPER OF NO LESS THAN 2 INCHES.
 - A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE TOWN CLERK'S OFFICE AND THE COUNTY CLERK'S OFFICE.
 - MAP REFERENCES:
 - BOUNDARY/LOCATION SURVEY FOR JAMES HUSTED, DWIGHT TOWNSEND AND FRANK PURDY FOR CONVEYANCE TO THE FIRST DEVELOPMENT GROUP OF NEW WINDSOR, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK, PREPARED BY ELLIAS D. GREVAS, L.S., DATED 1/29/88, LAST REVISED 7/11/88.
 - TOPOGRAPHY BASED UPON THE "PRELIMINARY SUBDIVISION PLAN FOR HUSTED, TOWNSEND AND PURDY, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," PREPARED BY GREVAS & HILDRETH LAND SURVEYORS, DATED SEPTEMBER 24, 1997, LAST REVISED 9/31/89.
 - TOPOGRAPHIC AND UTILITY INFORMATION SUPPLEMENTED WITH "UTILITY INFORMATION FOR SHANNON ACRES", DRAWINGS 1, 2 & 3 OF 3 PREPARED BY STEVEN P. DRABIC, PROFESSIONAL LAND SURVEYOR, DATED SEPTEMBER 24, 1997.
 - WETLANDS ON SITE DELINEATED AND FLAGGED BY ROBERT TORGENSEN, L.A., C.P.E.S.C., LANDSCAPE ARCHITECTURE AND ENVIRONMENTAL SCIENCES AND REFLECTED ON "SURVEY MAP OF WETLANDS AREAS ON SHANNON ACRES" PREPARED BY STEVEN P. DRABIC, PROFESSIONAL LAND SURVEYOR, DATED JUNE 16, 1997.

- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS SHALL BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
- SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) SHALL BE INSPECTED AT THE TIME OF CONSTRUCTION BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER WHO SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
- ELECTRICAL EQUIPMENT IN WET WELLS OR IN ENCLOSED SPACES WHERE EXPLOSIVE GASES MAY ACCUMULATE SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE FOR CLASS 1, DIVISION 1, GROUP C OR D LOCATIONS. THERE SHALL BE NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY NEC RATING IN THE SEWER WET WELL.

PLANNING BOARD APPROVAL
 SITE PLAN (SUBDIVISION) OF SHANNON ACRES
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 OCT 29 1999
 PLANNING BOARD ON James P. ...
 BY ...

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
10	7/28/99	PHASE LINES ELIMINATED	11	9/21/99	REVISED AS PER ORDINANCE DATED 8/15/99
5	10/26/98	REVISED FOR SUBMISSION TO DEPT. OF HEALTH & NYSDOC	8	7/1/99	REVISED AS PER NYSDOC
2	5/20/98	MINOR DRAFTING REVISIONS & RELABELLED LOT NUMBERS	7	2/16/99	REVISED AS PER NYSDOC
1	2/20/98	MINOR DRAFTING REVISIONS & RELABELLED DRAWINGS	6	5/19/98	REVISED AS PER ORANGE COUNTY HEALTH DEPT. / NYSDOC WETLANDS VERIFICATION



OVERALL SUBDIVISION

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN

NEW WINDSOR ORANGE COUNTY NEW YORK

Des. by: V.L.D./Y.M. Scaled by: A.Z. Date: 10/17/97 Dwg. No.: 52 of 510 Proj. No.: 95011

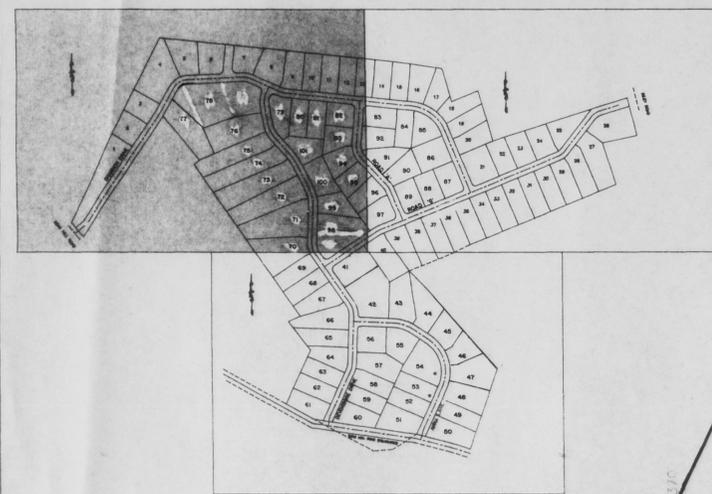
ENTEC
 Engineering and Technical Resources, Inc.
 Consulting Engineers
 535 High Mountain Road, North Haledon, N.J. 07508

ALEX J. ZEPPONI, PROFESSIONAL ENGINEER, N.Y. LIC. NO. 072852

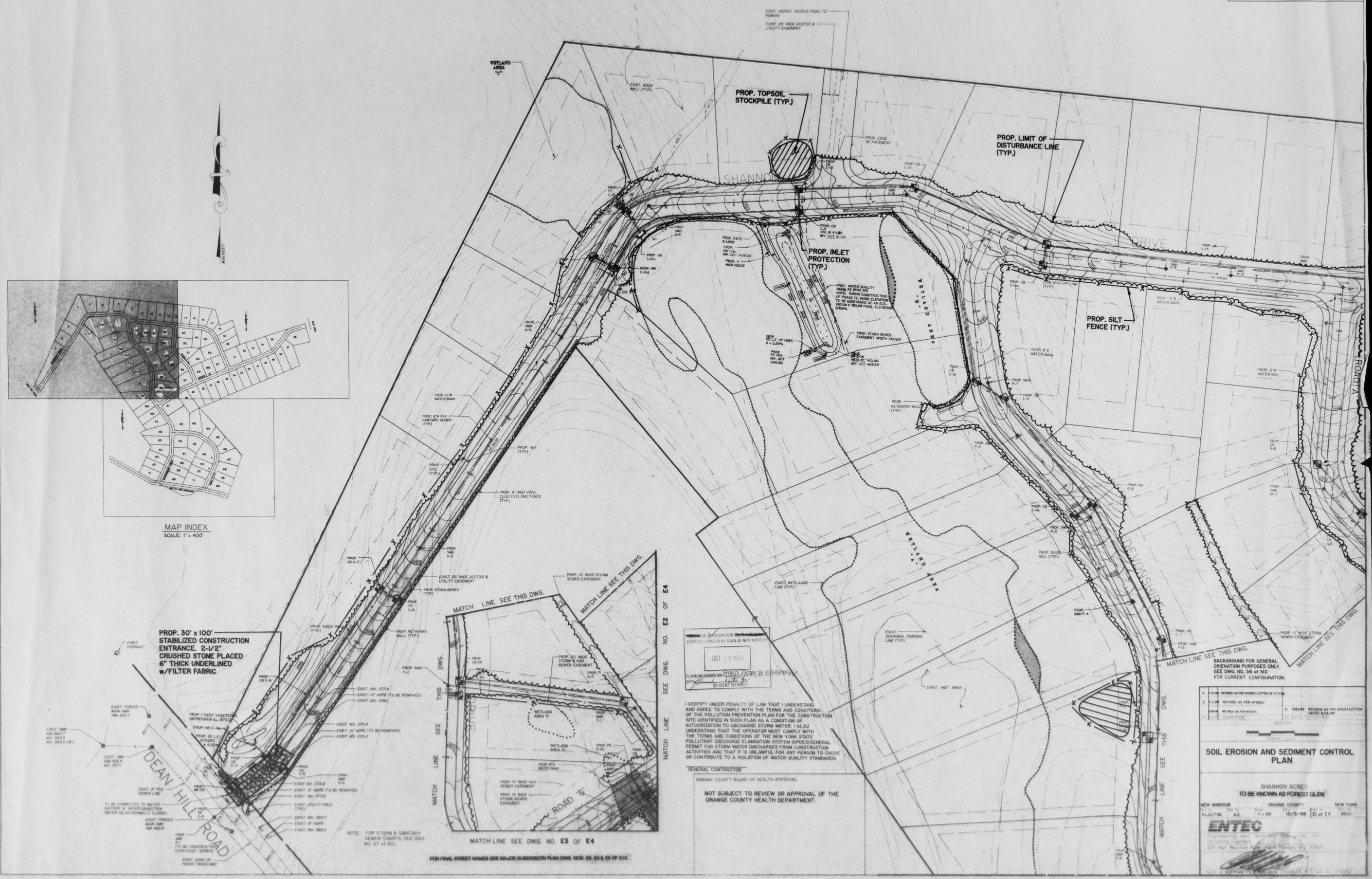
THIS PLAN REFLECTS FINAL STREET NAMES. FOR OTHER PLANS AND PROFILES, REFER TO THE FOLLOWING:

FINAL STREET NAME	PREVIOUSLY PROPOSED STREET NAME
ROLLING RIDGE	SHANNON DRIVE
FOREST GLEN	DEVONSHIRE DRIVE
SUMMIT WOODS	ROAD 'G'
VERDE VISTA	ROAD 'A'
PINE VIEW	ANNA LANE

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL



MAP INDEX
SCALE: 1" = 400'



PROP. 30' x 100'
STABILIZED CONSTRUCTION
ENTRANCE. 2-1/2"
CRUSHED STONE PLACED
6" THICK UNDERLINED
w/FILTER FABRIC

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT 29 1999
PLANNING BOARD ORANGE COUNTY
BY: [Signature] DEPT. CHAIRMAN
ED STENTZ

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE POLLUTION PREVENTION PLAN FOR THE CONSTRUCTION SITE IDENTIFIED IN SUCH PLAN AS A CONDITION OF AUTHORIZATION TO DISCHARGE STORM WATER. I ALSO UNDERSTAND THAT THE OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

GENERAL CONTRACTOR
ORANGE COUNTY BOARD OF HEALTH APPROVAL
NOT SUBJECT TO REVIEW OR APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT.

MATCH LINE SEE THIS DWG.
BACKGROUND FOR GENERAL ORIENTATION PURPOSES ONLY. SEE DWG. NO. 56 OF S10 FOR CURRENT CONFIGURATION.

NO.	DATE	DESCRIPTION	BY
1	7-10-98	REVISED AS PER HYDRO LETTER OF 7/1/98	
2	7-1-99	REVISED AS PER HYDRO	
3	8/18/99	REVISED AS PER HYDRO	
4	10/5/99	REVISED AS PER CDDM LETTER DATED 8/18/99	

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHANNON ACRES
TO BE KNOWN AS FOREST GLEN
NEW WINDSOR ORANGE COUNTY NEW YORK
10/5/99
ENTEC
Engineering and Technical Resources, Inc.
Consulting Engineers
535 High Mountain Road, North Plainfield, NJ 07063
ALSO SEE PERMIT FOR GENERAL CONTRACTOR BY 10-00-99003

NOTE: FOR STORM & SANITARY SEWER CHARTS, SEE DWG. NO. 57 OF S10.

FOR FINAL STREET NAMES SEE MAJOR SUBMISSION PLAN DWG. NOS. 58, 59 & 60 OF S10.

MATCH LINE SEE DWG. NO. E3 OF E4

LAND GRADING

1. FINISHED LAND SURFACES WILL BE GRADED AS SHOWN ON SITE GRADING PLAN.
2. CUT SLOPES WILL BE 3:1 OR FLATTER FOR MAINTENANCE BY MOWING AND ROUGHENED FOR VEGETATIVE ESTABLISHMENT.
3. FILL SLOPES WILL BE 3:1 OR FLATTER FOR MAINTENANCE BY MOWING.
4. TOPSOIL WILL BE REMOVED FROM AREAS TO BE GRADED AND FILLED AND IT WILL BE STOCKPILED IN LOCATIONS SHOWN.
5. AREAS TO BE FILLED WILL BE CLEARED AND GRUBBED.
6. FILL WILL BE PLACED IN LAYERS NOT TO EXCEED 4" AND COMPACTED AS REQUIRED IN THE SPECIFICATIONS FOR THE GRADING PLAN (NOT A PART OF SEDIMENT CONTROL PLAN.)
7. FROZEN MATERIAL OR SOFT, HIGHLY COMPRESSIBLE MATERIAL WILL NOT BE USED AS FILL.
8. FILL WILL NOT BE PLACED ON A FROZEN SURFACE.
9. ROADWAY PAVED SURFACES WILL BE SLOPED AS SHOWN ON PLAN TO CONTROL RUNOFF.
10. LAND ADJOINING PAVED AREAS WILL BE SLOPED NO GREATER THAN 3:1 AND GRADED TO DRAIN AS SHOWN.
11. SURFACE RUNOFF FROM BUILDINGS WILL BE DIRECTED INTO INDIVIDUAL SEEPAGE PITS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
12. DIVERSIONS WILL BE INSTALLED ABOVE CUT SLOPES PRIOR TO LAND CLEARING AND GRADING.
13. A DIVERSION WILL BE MAINTAINED AT ALL TIMES ABOVE THE FILL SLOPE TO PREVENT OVERFLOW ON STEEP AREAS.
14. CUTTING AND FILLING WILL BE DONE AS A CONTINUOUS OPERATION UNTIL FINAL GRADE IS REACHED. SHOULD GRADING BE TEMPORARILY DISCONTINUED, A TEMPORARY DIVERSION WILL BE CONSTRUCTED ACROSS THE MIDDLE OF THE DISTURBED AREA.
15. AS SOON AS FINAL GRADES ARE REACHED THE GRADED AREAS WILL BE STABILIZED IN ACCORDANCE WITH THE VEGETATIVE PLAN.
16. UNDISTURBED AREA WILL BE LEFT IN NATURAL STATE.
17. WHEN THE DEVELOPED SITE HAS BEEN PROPERLY STABILIZED, ALL THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WILL BE REMOVED, THE DISTURBED AREA GRADED TO BLEND WITH THE SURROUNDING AREA, AND VEGETATED.

CONSTRUCTION SEQUENCE (EACH PHASE) DAYS

1. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES.	1-10
2. CLEAR WITHIN THE LIMITS OF DISTURBANCE.	11-20
3. STRIP TOPSOIL AND STOCKPILE. STABILIZE AND INSTALL SILT FENCE DOWN SLOPE AND ROUGH GRADE SITE.	
4. CONSTRUCT WATER QUALITY BASINS AND APPURTENANCES.	21-30
5. EXCAVATE FOR AND INSTALL UTILITIES. STABILIZE.	31-40
6. INSTALL INLET PROTECTION AND RIP-RAP APRONS.	41-50
7. CONSTRUCT ROADWAY CURBING, FINE GRADE ROAD, CONSTRUCT ROAD BASE AND PAVEMENT BASE COURSE AS CONSTRUCTION PROGRESSES. INSTALL SILT FENCE.	51-60
8. STABILIZED CONSTRUCTION ENTRANCES, STRIP AND STOCKPILE TOPSOIL AND STABILIZE FOR AND CONSTRUCT INDIVIDUAL DWELLINGS.	61-75
9. PERMANENTLY STABILIZE ALL DISTURBED AREAS. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES. DESILT WATER QUALITY BASINS AND BRINGS TO FINAL GRADE.	76-85

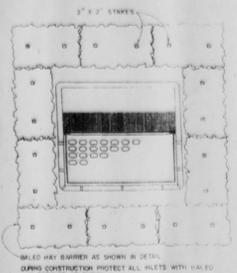
NOTE: THE SEDIMENTATION BASINS MUST BE COMPLETED PRIOR TO CLEARING AND GRADING THE INTERIOR OF THE SITE.

STORMWATER BASINS MAINTENANCE SCHEDULE:

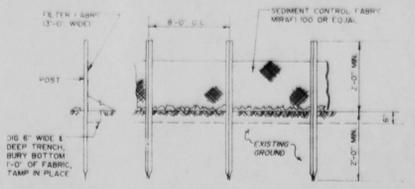
- a) MAINTENANCE DURING CONSTRUCTION: AFTER EACH RAIN EVENT BASINS TO BE INSPECTED, AND ALL EXCESS SILT AND DEBRIS TO BE REMOVED.
- b) UPON CONCLUSION OF ALL CONSTRUCTION WITHIN INDIVIDUAL DRAINAGE AREA, BASINS TO BE DESILTED, BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED.
- c) LONG TERM MAINTENANCE: A STORM WATER DISTRICT IS BEING ESTABLISHED BY THE MUNICIPALITY, FUNDED BY THE APPLICANT AND WITH ANNUAL FEE ASSESSMENT TO RESIDENTS. LONG TERM MAINTENANCE ANTICIPATED BY THE DISTRICT INCLUDES REGULARLY SCHEDULED VISUAL INSPECTIONS OF BASINS, ANNUAL CUTTING/MOWING AND DESILTATION ONCE EVERY 5 YEARS AFTER PERMANENT STABILIZATION OF ENTIRE UPPER BASIN.

VEGETATIVE PLAN

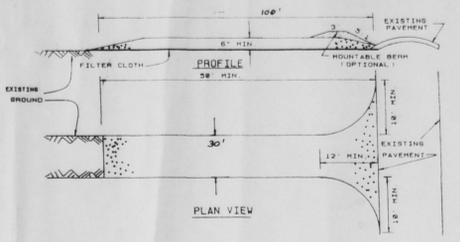
- Seeded Erosion (SE):**
- SE-1 Fill slopes 3:1 or steeper to be seeded with a hydraulic seeder (permanent seedings)
 - 1) Leave the last 4-6 inches of fill loose and uncompacted, allowing rocks, roots, large clods and other debris to remain on the slope.
 - 2) Roughen slope faces by making grooves 2-3 inches deep, perpendicular to the slope.
 - 3) Spread lime evenly over slopes at rates recommended by soil tests.
 - SE-2 Fill slopes 3:1 or steeper (temporary seedings)
 - 1) Leave a loose, uncompacted surface. Remove large clods, rocks, and debris which might hold netting above the surface.
 - 2) Spread lime and fertilizer evenly at rates recommended by soil tests.
 - 3) Incorporate amendments by roughening or grooving soil surface on the contour.
 - SE-3 High-maintenance turf
 - 1) Remove rocks and debris that could interfere with tillage and the production of a uniform seedbed.
 - 2) Apply lime and fertilizer at rates recommended by soil tests; spread evenly and incorporate to a depth of 2-4" with a farm disk or chisel plow.
 - 3) Loosen the subgrade immediately prior to spreading topsoil by disking or scarifying to a depth of at least 2 inches.
 - 4) Spread topsoil to a depth of 2-4 inches and cultipack.
 - 5) Disk or harrow and rake to produce a uniform and well-pulverized surface.
 - 6) Loosen surface just prior to applying seed.
 - SE-4 Gentle or flat slopes where topsoil is not used.
 - 1) Remove rocks and debris.
 - 2) Apply lime and fertilizer at rates recommended by soil tests; spread evenly and incorporate into the top 6" with a disk, chisel plow, or rotary tiller.
 - 3) Break up large clods and rake into a loose, uniform seedbed.
 - 4) Rake to loosen surface just prior to applying seed.
- Seeding Methods (SM):**
- SM-1 Fill slopes steeper than 3:1 (permanent seedings)
 - 1) Use hydraulic seeding equipment to apply seed and fertilizer, a wood fiber mulch at 45 lb/1,000 ft², and mulch tackifier.
 - SM-2 Gentle to flat slopes or temporary seedings
 - 1) Broadcast seed at the recommended rate with a cyclone seeder, drop spreader, or cultipacker seeder.
 - 2) Rake seed into the soil and lightly pack to establish good contact.
- Mulch (MU):**
- MU-1 Steep slopes (3:1 or greater)
 - 1) In mid-summer, late fall or winter, apply 100 lb/1,000 ft² grain straw, cover with netting and staple to the slope. In spring or early fall use 45 lb/1,000 ft² wood fiber in a hydroseder slurry.
 - MU-2 High-maintenance vegetation and temporary seedings
 - 1) Apply 90 lb/1,000 ft² (4,000 lb/acre) grain straw and tack with 0.1 gal/yd² asphalt (11 gal/1,000 ft²).
 - MU-3 Grass-lined channels
 - 1) Install excelsior mat in the channel, extend up the channel banks to the highest calculated depth of flow, and secure according to manufacturer's specifications.
 - 2) On channel shoulders, apply 100 lb/1,000 ft² grain straw and anchor with 0.1 gal/yd² (11 gal/1,000 ft²) asphalt.
- Maintenance (MA):**
- MA-1 Refertilize in late winter or early spring the following year. Mow as desired.
 - MA-2 Keep mowed to a height of 2-4 inches. Fertilize with 40 lb/acre (1 lb/1,000 ft²) nitrogen in winter and again the following fall.
 - MA-3 Inspect and repair mulch and lining. Refertilize in late winter of the following year with 150 lb/acre 10-10-10 (3.5 lb/1,000 ft²). Mow regularly to a height of 3-4 inches.
 - MA-4 Topdress with 10-10-10 fertilizer if growth is not fully adequate.
 - MA-5 Topdress with 50 lb/acre (1 lb/1,000 ft²) nitrogen in March. If cover is needed through the following summer, overseed with 50 lb/acre Rode lespedeza.



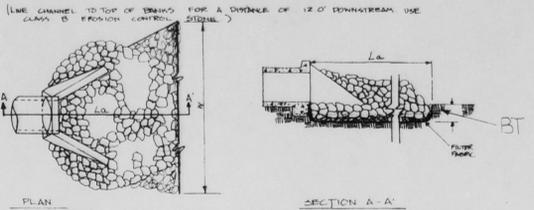
INLET PROTECTION DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

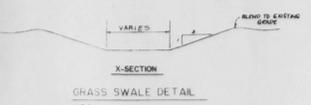


RIP RAP DETAIL
N.T.S.

- CONSTRUCTION SPECIFICATIONS**
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
 2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
 3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
 4. PLACE RIPRAP ON ZERO GRADE - TOP OF RIPRAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
 5. RIPRAP TO BE HARD, ANGULAR, WELL GRADED CLASS B EROSION CONTROL STONE.
 6. IMMEDIATELY AFTER CONSTRUCTION STABILIZE ALL DISTURBED AREAS WITH VEGETATION AS SHOWN IN VEGETATIVE PLAN.

RIP RAP DIMENSIONS:

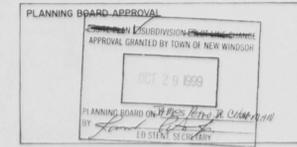
	PIPE DIA.	D 50	L _a	APRON W x L _a	BLANKET THICKNESS BT
HW A-1	36"	10"	22'	20'	22"
HW G	36"	9"	17'	20'	20"
FEC-1	18"	9"	13'	14.5'	14"
FEC-2	24"	8"	13'	15'	10"
HW C-1a	18"	8"	12'	13.5'	14"
HW C-10a	15"	4"	8'	7'	9"
HW G-4c	24"	4"	9'	11'	9"
MHA-6c	30"	8"	20'	22.5'	18"



GRASS SWALE DETAIL
N.T.S.



1. ALL TEMPORARY SLOPES SHALL HAVE UNDISTURBED POSITIVE DRAINAGE TO THE OUTLET.
 2. DISTURBED AREAS FROM A DISTURBED AREA SHALL BE CONNECTED TO A SEDIMENT TRAPPING DEVICE.
 3. DISTURBED AREAS FROM AN UNDISTURBED AREA SHALL BE CONNECTED TO AN AREA STABILIZED WITHIN 100' OF THE DISTURBED AREA AT MAXIMUM VELOCITY.
 4. ALL TRENCH, SHOULDER, DIVERSIONS, AND OTHER OBSTRUCTIONAL FEATURES SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN THE PROPER FUNCTIONING OF THE SLOPE.
 5. THE SLOPE SHALL BE EVALUATED AND SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER OBSTRUCTIONS WHICH WILL PRESENT HAZARD TO THE SLOPE.
 6. FILLS SHALL BE COMPACTED BY EACH PASSING EQUIPMENT.
 7. ALL EARLY REPAIRS ARE NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SLOPE.
 8. STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPICAL SLOPE | SEED | A. S. ACRES PER ACRE | F. S. ACRES PER ACRE |
|---------------|---------|---|---|
| 1 | 5.0 LBS | SEED AND STRAW PLANT | SEED AND STRAW PLANT |
| 2 | 5.0 LBS | SEED AND STRAW PLANT | SEED USING AERIAL OR EXCELLENT SOE |
| 3 | 5.0 LBS | SEED WITH AERIAL OR EXCELLENT SOE | 1 LBS/100 SQ YD 4-8" RECYCLED GRANITE ESTABLISHMENT |
| 4 | 8.0 LBS | 1 LBS/100 SQ YD 4-8" RECYCLED GRANITE ESTABLISHMENT | ENGINEERED DESIGN |
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



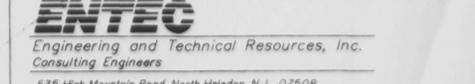
NOT SUBJECT TO REVIEW OR APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT.

NO.	DATE	REVISIONS	DESCRIPTION
1	9/2/98	REVISED AS PER OGDH LETTER DATED 9/10/98	
2	7/13/99	REVISED AS PER NYSDC LETTER DATED 7/17/99	
3	7/13/99	REVISED AS PER NYSDC LETTER DATED 7/17/99	
4	7/13/99	REVISED AS PER NYSDC LETTER DATED 7/17/99	

SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS

SHANNON ACRES TO BE KNOWN AS FOREST GLEN

NEW WINDSOR	ORANGE COUNTY	NEW YORK
Scale: V.L.D.	Scale: N.T.S.	Scale: E4 of E4
Date: 10/5/98	Date: 10/5/98	Date: 10/5/98



ALEX J. ZEPPONI, PROFESSIONAL ENGINEER, N.Y. LIC. NO. 72852

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE POLLUTION PREVENTION PLAN FOR THE CONSTRUCTION SITE IDENTIFIED IN SUCH PLAN AS A CONDITION OF AUTHORIZATION TO DISCHARGE STORM WATER. I ALSO UNDERSTAND THAT THE OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (PDES) GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

GENERAL CONTRACTOR